

Single Family Residence **RESIDENTIAL**

6306 CRIMSON RIDGE DR

ROCKLIN, CA 95765

\$598,454 TopHap Estimate · \$365 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,641 ft²
LIVING AREA

0.14 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$598K

\$586K low

\$611K high

Last Sale

\$278,000 · Oct 29, 2009

Est. Owner Equity

\$378,454

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,669 (2025)
Assessed Value	\$366,007
Previous Assessed	\$358,832

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2009	Resale	Grant Deed	\$278,000	\$169	\$222K
Dec 8, 2008	Non-arms-length	Trustees Deed	\$213,122	\$130	
Jul 28, 2004	Resale	Grant Deed	\$375,000	\$229	\$290K
Jul 27, 2001	Resale	Grant Deed	\$224,500	\$137	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.7 mi
Whitney High School	High	9–12	2.9 mi

District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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