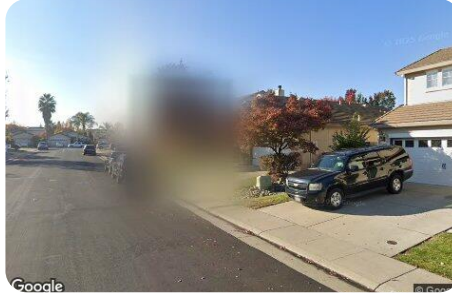


Single Family Residence **RESIDENTIAL**

6311 CRIMSON RIDGE DR

ROCKLIN, CA 95765

\$687,553 TopHap Estimate · \$316 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,173 ft²

LIVING AREA

0.12 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$688K

\$672K low

\$703K high

Last Sale

\$380,000 · Feb 25, 2004

Est. Owner Equity

\$399,553

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,642 (2025)
Assessed Value	\$551,062
Previous Assessed	\$540,258

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	33 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
Jul 14, 2017	Financing	Intrafamily Transfer			\$228K
Jul 14, 2017	Quitclaim	Quit Claim Transfer			
Nov 12, 2012	Quitclaim	Quit Claim Transfer			
Feb 25, 2004	Resale	Grant Deed	\$380,000	\$175	\$304K
Feb 8, 2002	Resale	Grant Deed	\$266,000	\$122	\$213K

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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