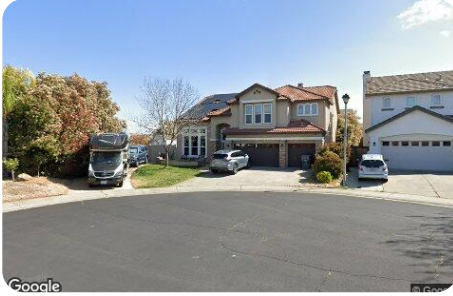


Single Family Residence **RESIDENTIAL**

6131 FROST RIDGE WAY

ROCKLIN, CA 95765

\$888,222 TopHap Estimate · \$278 / ft² · confidence 99 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,196 ft²
LIVING AREA

0.26 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$888K

\$875K low

\$901K high

Last Sale

\$490,000 · Oct 30, 2007

Est. Owner Equity

\$428,222

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,450 (2025)
Assessed Value	\$702,032
Previous Assessed	\$688,268

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

52
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2025	Financing	Intrafamily Transfer			
Oct 15, 2007	Resale	Grant Deed	\$490,000	\$153	\$392K
Jul 11, 2007	Non-arms-length	Trustees Deed	\$485,200	\$152	
Jul 8, 2005	Resale	Grant Deed	\$665,000	\$208	
Jun 10, 2005	Quitclaim	Quit Claim Transfer			\$532K
Oct 19, 2001	Quitclaim	Quit Claim Transfer			
Oct 19, 2001	Resale	Grant Deed	\$394,000	\$123	\$315K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.9 mi

Whitney High School	High	9–12	2.5 mi
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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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