

Single Family Residence

**RESIDENTIAL**

# 6104 CANYON RIM DR

ROCKLIN, CA 95765

**\$752,957**

TopHap Estimate · \$305 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,471 ft²**

LIVING AREA

**0.21 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$753K**

\$731K low

\$775K high

Last Sale

**\$567,000 · Oct 9, 2019**

Est. Owner Equity

**\$304,957**

Loan-to-Value

**59%**

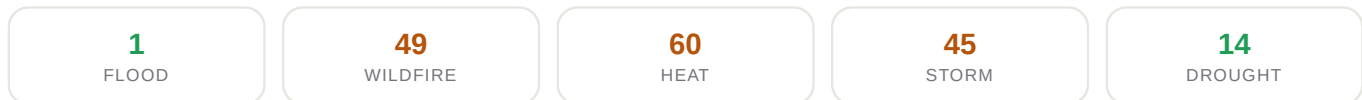
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,574 (2025) |
| Assessed Value    | \$635,805      |
| Previous Assessed | \$623,339      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 3, 2021  | Financing | Intrafamily Transfer |           |                    | \$448K |
| Oct 3, 2019  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Oct 2, 2019  | Resale    | Grant Deed           | \$567,000 | \$229              | \$510K |
| Jun 11, 2019 | Resale    | Grant Deed           | \$535,000 | \$217              | \$508K |
| Jan 23, 2007 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jan 23, 2007 | Quitclaim | Quit Claim Transfer  |           |                    | \$67K  |
| Oct 4, 2005  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 29, 2005 | Quitclaim | Quit Claim Transfer  |           |                    | \$480K |
| Mar 1, 2005  | Resale    | Grant Deed           | \$587,000 | \$238              | \$470K |
| Oct 25, 2001 | Quitclaim | Quit Claim Transfer  |           |                    | \$261K |
| Feb 29, 2000 | Resale    | Grant Deed           | \$261,500 | \$106              | \$209K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.5 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.6 mi   |
| Whitney High School          | High       | 9–12   | 2.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|