

Single Family Residence **RESIDENTIAL**

6140 FROST RIDGE WAY

ROCKLIN, CA 95765

\$755,942 TopHap Estimate · \$275 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,752 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$756K

\$733K low

\$779K high

Last Sale

\$580,000 · Dec 31, 2019

Est. Owner Equity

\$239,942

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,694 (2025)
Assessed Value	\$646,995
Previous Assessed	\$634,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
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
Dec 27, 2019	Resale	Grant Deed	\$580,000	\$211	\$464K
Aug 30, 2013	Quitclaim	Quit Claim Transfer			
Sep 2, 2013	Resale	Grant Deed	\$375,000	\$136	\$368K
Dec 10, 2004	Resale	Grant Deed	\$525,000	\$191	\$473K
Sep 21, 2001	Resale	Grant Deed	\$341,500	\$124	\$268K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	2.6 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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