

Single Family Residence **RESIDENTIAL**

6331 BLUEBILL CT

ROCKLIN, CA 95765

\$720,845 TopHap Estimate · \$252 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,864 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$721K

\$646K low

\$796K high

Last Sale

\$330,000 · Nov 26, 2002

Est. Owner Equity

\$359,595

Loan-to-Value

51%

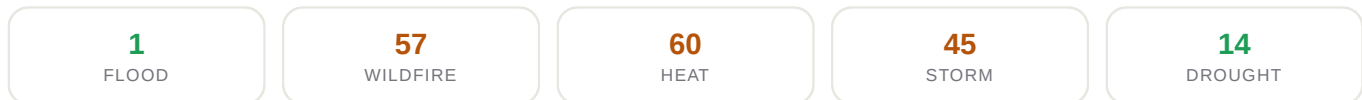
TAX & ASSESSMENT

Property Tax	\$6,049 (2025)
Assessed Value	\$487,487
Previous Assessed	\$477,929

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 17, 2018	Quitclaim	Quit Claim Transfer			
Aug 17, 2018	Quitclaim	Quit Claim Transfer			
Nov 26, 2002	Resale	Grant Deed	\$330,000	\$115	\$248K
Nov 21, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	2.4 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------