

Single Family Residence **RESIDENTIAL**

6135 FROST RIDGE WAY

ROCKLIN, CA 95765

\$670,818 TopHap Estimate · \$313 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,142 ft²
LIVING AREA

0.17 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$671K

\$633K low

\$709K high

Last Sale

\$680,000 · Feb 24, 2025

Est. Owner Equity

\$58,818

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$7,716 (2025)
Assessed Value	\$693,600
Previous Assessed	\$636,383

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	38 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
Feb 18, 2025	Resale	Grant Deed	\$680,000	\$317	\$612K
Jul 16, 2008	Quitclaim	Quit Claim Transfer			
Dec 21, 2006	Non-arms-length	Grant Deed	\$475,000	\$222	\$380K
Sep 10, 2004	Quitclaim	Quit Claim Transfer			\$70K
Jul 30, 2001	Resale	Grant Deed	\$330,000	\$154	\$264K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	2.5 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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