

Single Family Residence **RESIDENTIAL**

6115 CANYON RIM CT

ROCKLIN, CA 95765

\$851,375 TopHap Estimate · \$268 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,179 ft²
LIVING AREA

0.15 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$851K

\$826K low

\$877K high

Last Sale

\$352,000 · Jul 31, 2012

Est. Owner Equity

\$627,375

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$5,510 (2025)
Assessed Value	\$442,116
Previous Assessed	\$433,448

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2012	Resale	Grant Deed	\$352,000	\$111	\$282K
Jun 27, 2003	Resale	Grant Deed	\$458,000	\$144	\$350K
May 31, 2001	Resale	Grant Deed	\$370,000	\$116	\$259K

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	2.7 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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