

Single Family Residence **RESIDENTIAL**

6117 CANYON RIM CT

ROCKLIN, CA 95765

\$716,910 TopHap Estimate · \$335 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,142 ft²
LIVING AREA

0.16 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$717K

\$689K low

\$745K high

Last Sale

\$317,000 · Mar 21, 2002

Est. Owner Equity

\$554,160

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,867 (2025)
Assessed Value	\$477,494
Previous Assessed	\$468,133

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	33 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
Sep 4, 2018	Quitclaim	Quit Claim Transfer			
Jul 7, 2003	Quitclaim	Quit Claim Transfer			
Jun 30, 2003	Quitclaim	Quit Claim Transfer			\$163K
Jun 10, 2002	Recorded document	Grant Deed			
Mar 21, 2002	Recorded document	Grant Deed			
Mar 21, 2002	Resale	Grant Deed	\$317,000	\$148	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.6 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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