

Single Family Residence

RESIDENTIAL

6119 CANYON RIM CT

ROCKLIN, CA 95765

\$841,500 TopHap Estimate · \$263 / ft² · confidence 99 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,196 ft²

LIVING AREA

0.15 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$842K

\$830K low

\$853K high

Last Sale

\$311,500 · Oct 20, 2000

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$6,230 (2025)
Assessed Value	\$478,511
Previous Assessed	\$469,129

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	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 19, 2024	Financing	Intrafamily Transfer			
Nov 20, 2014	Quitclaim	Quit Claim Transfer			
Apr 3, 2009	Quitclaim	Quit Claim Transfer			
Dec 14, 2006	Quitclaim	Quit Claim Transfer			
Feb 1, 2002	Quitclaim	Quit Claim Transfer			\$275K
Oct 20, 2000	Resale	Grant Deed	\$311,500	\$97	\$275K

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	Absentee owner
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