

Single Family Residence **RESIDENTIAL**

6113 CANYON RIM DR

ROCKLIN, CA 95765

\$850,224 TopHap Estimate · \$266 / 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

\$850K

\$839K low

\$861K high

Last Sale

\$570,000 · Jul 15, 2004

Est. Owner Equity

\$850,224

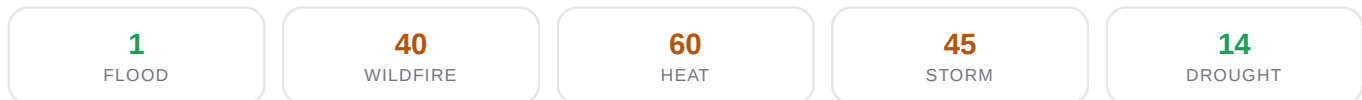
TAX & ASSESSMENT

Property Tax	\$10,024 (2025)
Assessed Value	\$865,590
Previous Assessed	\$848,618

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	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2006	Quitclaim	Quit Claim Transfer			
Jul 15, 2004	Resale	Grant Deed	\$570,000	\$178	
Jul 15, 2004	Resale	Grant Deed	\$570,000	\$178	\$400K
Dec 2, 2002	Resale	Grant Deed	\$410,500	\$128	\$328K
Oct 27, 2000	Resale	Grant Deed	\$308,500	\$97	\$247K

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	2.8 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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