

Duplex (2 Units, Any Combination)

RESIDENTIAL

6220 WESTWOOD DR

ROCKLIN, CA 95677



5

BEDS

2

BATHS

1,914 ft²

LIVING AREA

0.16 ac

LOT SIZE

1963

YEAR BUILT

1

PARKING

VALUATION

Last Sale

\$689,000 · Jul 14, 2023

TAX & ASSESSMENT

Property Tax	\$7,797 (2025)
Assessed Value	\$716,835
Previous Assessed	\$702,780

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	58 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2023	Resale	Grant Deed	\$689,000	\$360	\$517K
Jul 11, 2023	Financing	Grant Deed			
Nov 8, 2022	Financing	Grant Deed			
Jun 8, 2021	Resale	Grant Deed	\$492,000	\$257	\$369K
Jul 27, 2017	Financing	Intrafamily Transfer			\$266K
Dec 10, 2015	Quitclaim	Quit Claim Transfer			
Sep 6, 2011	Resale	Grant Deed	\$215,000	\$112	\$161K
Jun 1, 2011	Foreclosure sale	Trustees Deed	\$167,000	\$87	
Nov 7, 2005	Recorded document	Grant Deed			
Nov 10, 2005	Resale	Grant Deed	\$399,500	\$209	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.4 mi
Rocklin High School	High	9–12	2.6 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------