

Single Family Residence

RESIDENTIAL

6300 WESTWOOD DR

ROCKLIN, CA 95677

\$485,223 TopHap Estimate · \$303 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,599 ft²

LIVING AREA

0.16 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$485K

\$467K low

\$503K high

Last Sale

\$385,000 · Dec 20, 2019

Est. Owner Equity

\$128,265

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$4,605 (2025)

Assessed Value

\$429,468

Previous Assessed

\$421,048

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 8, 2024	Financing	Intrafamily Transfer			
Dec 3, 2019	Resale	Grant Deed	\$385,000	\$241	\$308K
Sep 13, 2016	Resale	Grant Deed	\$300,000	\$188	\$294K
Jun 13, 2016	Financing	Trustees Deed			\$365K
Feb 28, 2014	Resale	Grant Deed	\$281,000	\$176	
Oct 24, 2013	Resale	Grant Deed	\$223,000	\$139	
Apr 19, 2011	Resale	Grant Deed	\$155,000	\$97	\$155K
Dec 22, 2010	Foreclosure sale	Trustees Deed	\$322,309	\$202	
Aug 10, 2005	Quitclaim	Quit Claim Transfer			\$308K
Oct 19, 2004	Recorded document	Grant Deed			
Oct 13, 2004	Resale	Grant Deed	\$320,500	\$200	\$256K
Dec 18, 1997	Resale	Grant Deed	\$120,500	\$75	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.4 mi
Rocklin Elementary School	Elementary	KG–6	1.5 mi
Rocklin 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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