

Single Family Residence **RESIDENTIAL**

6045 WOODSIDE DR

ROCKLIN, CA 95677

\$386,130 TopHap Estimate · \$358 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,080 ft²
LIVING AREA

2,758 ft²
LOT SIZE

1981
YEAR BUILT

2
PARKING

VALUATION

\$386K

\$355K low

\$418K high

Last Sale

\$198,500 · Jun 16, 2003

Est. Owner Equity

\$252,130

Loan-to-Value

34%

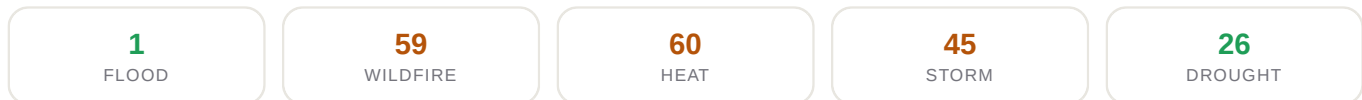
TAX & ASSESSMENT

Property Tax	\$2,886 (2025)
Assessed Value	\$261,096
Previous Assessed	\$255,978

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.63
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 22, 2016	Quitclaim	Quit Claim Transfer			
Sep 29, 2003	Quitclaim	Quit Claim Transfer			
Jun 16, 2003	Resale	Grant Deed	\$198,500	\$184	\$134K
Dec 15, 2000	Resale	Grant Deed	\$132,000	\$122	\$136K
Jan 12, 1999	Quitclaim	Quit Claim Transfer			\$19K
Jul 3, 1997	Resale	Grant Deed	\$71,000	\$66	\$64K
Jun 16, 1997	Non-arms-length	Trustees Deed	\$80,000	\$74	
Mar 27, 1991	Non-arms-length	Grant Deed	\$112,000	\$104	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.1 mi
Spring View Middle School	Middle	7–8	1.2 mi
Rocklin High School	High	9–12	2.5 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	Absentee owner
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