

Single Family Residence **RESIDENTIAL**

6103 CANYON RIM DR

ROCKLIN, CA 95765

\$698,100 TopHap Estimate · \$355 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,968 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$698K

\$671K low

\$725K high

Last Sale

\$406,000 · Feb 27, 2014

Est. Owner Equity

\$349,400

Loan-to-Value

51%

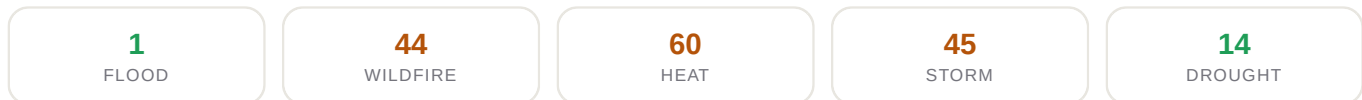
TAX & ASSESSMENT

Property Tax	\$6,208 (2025)
Assessed Value	\$507,643
Previous Assessed	\$497,690

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
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
Feb 25, 2014	Resale	Grant Deed	\$406,000	\$206	\$372K
Nov 15, 2013	Quitclaim	Quit Claim Transfer	\$331,000	\$168	
Aug 26, 2013	Non-arms-length	Trustees Deed	\$380,410	\$193	
Nov 20, 2003	Recorded document	Grant Deed			
Nov 20, 2003	Resale	Grant Deed	\$400,000	\$203	\$320K
Oct 28, 2002	Quitclaim	Quit Claim Transfer			
Jul 18, 2001	Resale	Grant Deed	\$320,000	\$163	
Aug 21, 2000	Resale	Grant Deed	\$257,000	\$131	\$206K

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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