

Single Family Residence **RESIDENTIAL**

6147 FROST RIDGE WAY

ROCKLIN, CA 95765

\$747,100 TopHap Estimate · \$299 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,495 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

3

PARKING

VALUATION

\$747K

\$711K low

\$784K high

Last Sale

\$420,000 · Apr 17, 2015

Est. Owner Equity

\$411,100

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,285 (2025)
Assessed Value	\$514,861
Previous Assessed	\$504,767

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	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2015	Resale	Grant Deed	\$420,000	\$168	\$336K
Jul 5, 2012	Quitclaim	Quit Claim Transfer			\$270K
Jul 5, 2012	Quitclaim	Quit Claim Transfer			
Oct 9, 2006	Quitclaim	Quit Claim Transfer			
Jul 21, 2003	Resale	Grant Deed	\$400,000	\$160	\$320K
Jul 20, 2001	Resale	Grant Deed	\$302,500	\$121	\$242K
Jul 20, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.8 mi

Whitney High School	High	9–12	2.6 mi
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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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