

Single Family Residence **RESIDENTIAL**

6154 FROST RIDGE WAY

ROCKLIN, CA 95765

\$694,988 TopHap Estimate · \$281 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,471 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$695K

\$656K low

\$734K high

Last Sale

\$704,500 · Jan 24, 2025

Est. Owner Equity

\$369,988

Loan-to-Value

47%

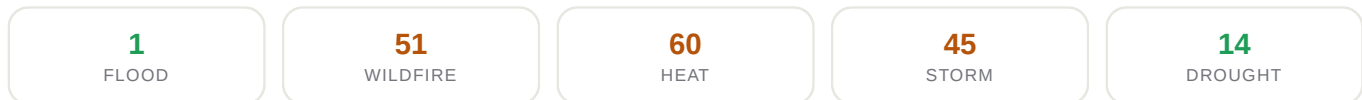
TAX & ASSESSMENT

Property Tax	\$7,170 (2025)
Assessed Value	\$718,590
Previous Assessed	\$579,163

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2025	Resale	Grant Deed	\$704,500	\$285	
Aug 18, 2022	Financing	Intrafamily Transfer			
Dec 17, 2019	Quitclaim	Quit Claim Transfer			\$250K
May 23, 2008	Quitclaim	Quit Claim Transfer			\$290K
Sep 24, 2003	Quitclaim	Quit Claim Transfer			
Jun 20, 2003	Resale	Grant Deed	\$385,000	\$156	\$320K
Jun 22, 2001	Resale	Grant Deed	\$320,000	\$130	\$275K

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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