

Single Family Residence **RESIDENTIAL**

6156 FROST RIDGE WAY

ROCKLIN, CA 95765

\$822,226 TopHap Estimate · \$257 / ft² · confidence 99 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,196 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$822K

\$813K low

\$832K high

Last Sale

\$400,000 · Mar 14, 2011

Est. Owner Equity

\$557,226

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$6,369 (2025)
Assessed Value	\$522,703
Previous Assessed	\$512,455

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	In-Ground Pool

CLIMATE RISK

1
FLOOD

51
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2020	Quitclaim	Quit Claim Transfer			
Oct 6, 2020	Financing	Intrafamily Transfer			\$265K
Jul 15, 2016	Quitclaim	Quit Claim Transfer			
Jul 15, 2016	Quitclaim	Quit Claim Transfer			
Mar 10, 2011	Resale	Grant Deed	\$400,000	\$125	\$320K
May 2, 2003	Resale	Grant Deed	\$467,000	\$146	\$420K
Oct 29, 2001	Quitclaim	Quit Claim Transfer			
Oct 29, 2001	Resale	Grant Deed	\$376,500	\$118	\$339K

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	2.7 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 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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