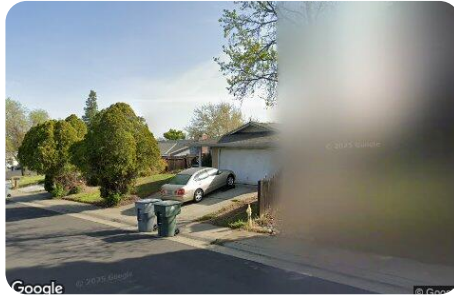


Single Family Residence **RESIDENTIAL**

# 6275 WESTWOOD DR

ROCKLIN, CA 95677

**\$584,916** TopHap Estimate · \$437 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,340 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$585K**

\$561K low

\$609K high

Last Sale

**\$580,000 · Aug 30, 2024**

Est. Owner Equity

**\$1,916**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,503 (2025) |
| Assessed Value    | \$591,600      |
| Previous Assessed | \$580,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Aug 20, 2024 | Resale            | Grant Deed          | \$580,000 | \$433              | \$580K |
| Feb 4, 2008  | Quitclaim         | Quit Claim Transfer | \$33,000  | \$25               | \$232K |
| Nov 8, 2007  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Nov 26, 2003 | Quitclaim         | Quit Claim Transfer | \$273,000 | \$204              | \$246K |
| Oct 17, 2000 | Resale            | Grant Deed          | \$169,500 | \$126              | \$168K |
| Jun 12, 1998 | Resale            | Trustees Deed       | \$125,000 | \$93               | \$118K |
| Jun 12, 1998 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Dec 31, 1996 | Resale            | Grant Deed          | \$118,000 | \$88               | \$117K |
| Jul 28, 1989 | Recorded document | Trustees Deed       |           |                    |        |
| Jul 28, 1989 | Resale            | Trustees Deed       | \$102,000 | \$76               | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Spring View Middle School | Middle     | 7–8    | 1.4 mi   |
| Rocklin Elementary School | Elementary | KG–6   | 1.5 mi   |
| Rocklin 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 95677

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|