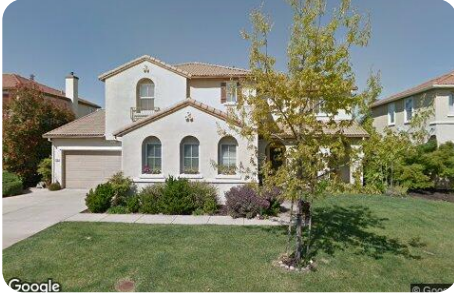


Single Family Residence **RESIDENTIAL**

6440 PEGASUS CT

ROCKLIN, CA 95677

\$940,199 TopHap Estimate · \$268 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,507 ft²

LIVING AREA

0.18 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$940K

\$889K low

\$991K high

Last Sale

\$505,000 · Aug 14, 2003

Est. Owner Equity

\$724,282

Loan-to-Value

24%

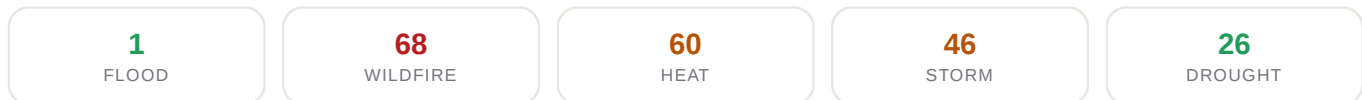
TAX & ASSESSMENT

Property Tax	\$8,182 (2025)
Assessed Value	\$731,757
Previous Assessed	\$717,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Aug 14, 2003	Resale	Grant Deed	\$505,000	\$144	\$255K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	6.0 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

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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