

Single Family Residence **RESIDENTIAL**

6450 PEGASUS CT

ROCKLIN, CA 95677

\$1,049,106 TopHap Estimate · \$266 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

3,939 ft²
LIVING AREA

0.21 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$1M

\$993K low

\$1.1M high

Last Sale

\$450,000 · Aug 7, 2003

Est. Owner Equity

\$704,156

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$7,264 (2025)
Assessed Value	\$652,283
Previous Assessed	\$639,494

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

70
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 25, 2022	Financing	Intrafamily Transfer			
Jul 22, 2021	Financing	Intrafamily Transfer			
Jul 22, 2021	Financing	Intrafamily Transfer			
Mar 8, 2013	Quitclaim	Quit Claim Transfer			
Aug 7, 2003	Resale	Grant Deed	\$450,000	\$114	\$360K

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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