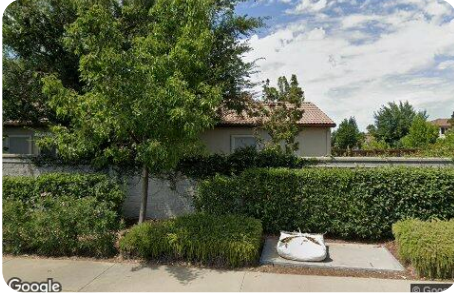


Single Family Residence **RESIDENTIAL**

6460 PEGASUS CT

ROCKLIN, CA 95677

\$818,909 TopHap Estimate · \$324 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,529 ft²

LIVING AREA

0.21 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$819K

\$792K low

\$846K high

Last Sale

\$639,000 · Jul 10, 2020

Est. Owner Equity

\$568,909

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$7,978 (2025)
Assessed Value	\$705,503
Previous Assessed	\$691,671

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	69 WILDFIRE	60 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2024	Financing	Transfer On Death Deed			
Apr 11, 2024	Financing	Transfer On Death Deed			
Jul 8, 2020	Resale	Grant Deed	\$639,000	\$253	\$250K
Jul 1, 2019	Financing	Trustees Deed			\$454K
Jul 6, 2017	Resale	Grant Deed	\$515,000	\$204	\$412K
Jul 24, 2003	Resale	Grant Deed	\$400,000	\$158	\$314K

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	Absentee owner
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