

Single Family Residence **RESIDENTIAL**

6013 LITTLE ROCK RD

ROCKLIN, CA 95765

\$738,951 TopHap Estimate · \$299 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,471 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$739K

\$711K low

\$767K high

Last Sale

\$390,000 · Aug 29, 2003

Est. Owner Equity

\$313,951

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,901 (2025)
Assessed Value	\$565,553
Previous Assessed	\$554,464

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2003	Resale	Grant Deed	\$390,000	\$158	\$312K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.6 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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