

Single Family Residence **RESIDENTIAL**

6016 LITTLE ROCK RD

ROCKLIN, CA 95765

\$919,800 TopHap Estimate · \$263 / ft² · confidence 98 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,503 ft²

LIVING AREA

0.15 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$920K

\$897K low

\$942K high

Last Sale

\$675,000 · Oct 4, 2018

Est. Owner Equity

\$789,800

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$8,953 (2025)
Assessed Value	\$757,990
Previous Assessed	\$743,128

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

1
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2026	Financing	Mortgage			\$130K
Jul 15, 2019	Quitclaim	Quit Claim Transfer			\$410K
Oct 1, 2018	Resale	Grant Deed	\$675,000	\$193	\$375K
Nov 30, 2012	Resale	Grant Deed	\$400,000	\$114	\$340K
Oct 31, 2003	Resale	Grant Deed	\$450,000	\$128	\$359K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.7 mi
Whitney High School	High	9–12	2.6 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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