

Single Family Residence **RESIDENTIAL**

# 6148 FROST RIDGE WAY

ROCKLIN, CA 95765

**\$866,271** TopHap Estimate · \$271 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,196 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$866K**

\$845K low

\$888K high

Last Sale

**\$500,000 · Sep 13, 2013**

Est. Owner Equity

**\$482,271**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,461 (2025) |
| Assessed Value    | \$625,178      |
| Previous Assessed | \$612,921      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 6, 2013  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 3, 2013  | Resale    | Grant Deed          | \$500,000 | \$156              | \$392K |
| May 21, 2009 | Resale    | Grant Deed          | \$420,000 | \$131              |        |
| May 22, 2009 | Quitclaim | Quit Claim Transfer |           |                    | \$336K |
| May 23, 2003 | Resale    | Grant Deed          | \$430,000 | \$135              | \$344K |
| Aug 24, 2001 | Resale    | Grant Deed          | \$375,000 | \$117              | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.3 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|