

Single Family Residence **RESIDENTIAL**

6170 WOODSIDE DR

ROCKLIN, CA 95677

\$513,893 TopHap Estimate · \$337 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,526 ft²

LIVING AREA

0.16 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$514K

\$500K low

\$528K high

Last Sale

\$435,000 · Jul 7, 2020

Est. Owner Equity

\$86,772

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,290 (2025)
Assessed Value	\$486,639
Previous Assessed	\$477,098

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

34
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2020	Resale	Grant Deed	\$435,000	\$285	\$427K
Dec 23, 2016	Resale	Grant Deed	\$355,000	\$233	\$250K
Mar 8, 2010	Resale	Grant Deed	\$185,000	\$121	\$182K
Jan 21, 2010	Non-arms-length	Trustees Deed	\$187,200	\$123	
Jun 30, 2003	Resale	Grant Deed	\$235,000	\$154	\$188K
Jul 20, 1990	Resale	Grant Deed	\$140,000	\$92	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.4 mi

Rocklin High School	High	9–12	2.6 mi
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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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