

Single Family Residence **RESIDENTIAL**

# 6208 NIGHT RIDGE WAY

ROCKLIN, CA 95765

**\$619,901** TopHap Estimate · \$371 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,671 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2000**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$620K**

\$597K low

\$643K high

Last Sale

**\$382,000 · Dec 1, 2014**

Est. Owner Equity

**\$619,901**

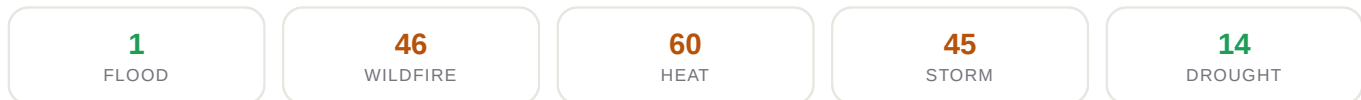
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,865 (2025) |
| Assessed Value    | \$468,278      |
| Previous Assessed | \$459,097      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Nov 21, 2014 | Resale    | Grant Deed           | \$382,000 | \$229              |        |
| May 7, 2009  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| May 7, 2009  | Financing | Intrafamily Transfer |           |                    | \$246K |
| Mar 10, 2004 | Quitclaim | Quit Claim Transfer  |           |                    | \$259K |
| Feb 5, 2003  | Resale    | Grant Deed           | \$315,000 | \$189              | \$255K |
| Apr 5, 2000  | Resale    | Grant Deed           | \$201,500 | \$121              | \$171K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.4 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|