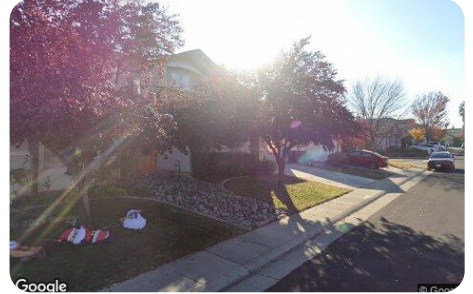
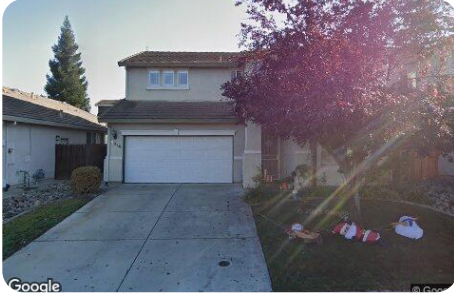


Single Family Residence **RESIDENTIAL**

6314 CRIMSON RIDGE DR

ROCKLIN, CA 95765

\$670,650 TopHap Estimate · \$309 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,173 ft²

LIVING AREA

0.12 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$671K

\$651K low

\$690K high

Last Sale

\$354,000 · Nov 13, 2003

Est. Owner Equity

\$434,650

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,844 (2025)
Assessed Value	\$375,249
Previous Assessed	\$367,892

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	48 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2005	Quitclaim	Quit Claim Transfer			
Dec 15, 2004	Quitclaim	Quit Claim Transfer			\$236K
Sep 23, 2004	Recorded document	Grant Deed			
Sep 10, 2004	Quitclaim	Quit Claim Transfer			
Nov 13, 2003	Recorded document	Grant Deed			
Nov 13, 2003	Resale	Grant Deed	\$354,000	\$163	\$234K
Mar 27, 2002	Resale	Grant Deed	\$254,000	\$117	\$203K

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	2.9 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 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	Absentee owner
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