

Single Family Residence **RESIDENTIAL**

6708 MAGNOLIA WAY

ROCKLIN, CA 95765

\$632,421 TopHap Estimate · \$356 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,775 ft²
LIVING AREA

0.18 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$632K

\$610K low

\$655K high

Last Sale

\$445,000 · Oct 7, 2019

Est. Owner Equity

\$227,421

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,155 (2025)
Assessed Value	\$496,399
Previous Assessed	\$486,667

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2021	Financing	Intrafamily Transfer			\$405K
Oct 2, 2019	Resale	Grant Deed	\$445,000	\$251	\$423K
Mar 31, 2003	Resale	Grant Deed	\$285,000	\$161	\$140K
Mar 23, 2001	Resale	Grant Deed	\$217,000	\$122	\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	2.6 mi
Spring View Middle School	Middle	7–8	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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