

Single Family Residence **RESIDENTIAL**

6060 LITTLE ROCK RD

ROCKLIN, CA 95765

\$809,969 TopHap Estimate · \$319 / ft² · confidence 99 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,543 ft²
LIVING AREA

0.22 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$810K

\$799K low

\$821K high

Last Sale

\$860,000 · Jun 17, 2022

Est. Owner Equity

\$289,969

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$8,618 (2025)
Assessed Value	\$821,000
Previous Assessed	\$722,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

37
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2024	Financing	Intrafamily Transfer			
Jun 14, 2022	Resale	Grant Deed	\$860,000	\$338	\$520K
Dec 9, 2016	Resale	Grant Deed	\$475,000	\$187	\$380K
Oct 26, 2012	Financing	Intrafamily Transfer			\$263K
Aug 11, 2009	Resale	Grant Deed	\$340,000	\$134	\$271K
Oct 9, 2007	Quitclaim	Quit Claim Transfer			\$270K
Mar 29, 2002	Resale	Grant Deed	\$307,500	\$121	\$246K

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	2.8 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	Owner occupied
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