

Single Family Residence **RESIDENTIAL**

6116 PRESTON CIR

ROCKLIN, CA 95765

\$839,381 TopHap Estimate · \$248 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,390 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$839K

\$807K low

\$871K high

Last Sale

\$320,000 · Jul 22, 2011

Est. Owner Equity

\$300,106

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,268 (2025)
Assessed Value	\$409,834
Previous Assessed	\$401,799

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

34
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2011	Quitclaim	Quit Claim Transfer			
Jul 18, 2011	Resale	Grant Deed	\$320,000	\$94	\$312K
Jul 18, 2011	Quitclaim	Quit Claim Transfer			
Mar 8, 2002	Resale	Grant Deed	\$339,500	\$100	\$271K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	2.0 mi
Spring View Middle School	Middle	7–8	2.3 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------