

Single Family Residence **RESIDENTIAL**

6133 FROST RIDGE WAY

ROCKLIN, CA 95765

\$881,344 TopHap Estimate · \$277 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,179 ft²
LIVING AREA

0.17 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$881K

\$852K low

\$910K high

Last Sale

\$637,000 · Oct 20, 2020

Est. Owner Equity

\$371,744

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,370 (2025)
Assessed Value	\$703,294
Previous Assessed	\$689,505

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

38
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2020	Resale	Grant Deed	\$637,000	\$200	\$510K
Jun 29, 2017	Resale	Grant Deed	\$540,500	\$170	\$432K
Jun 24, 2016	Resale	Grant Deed	\$490,000	\$154	\$392K
Jul 15, 2009	Quitclaim	Quit Claim Transfer			
Jul 15, 2009	Financing	Intrafamily Transfer			\$374K
Sep 1, 2006	Quitclaim	Quit Claim Transfer			
Sep 1, 2006	Quitclaim	Quit Claim Transfer			
Sep 1, 2006	Financing	Intrafamily Transfer			\$369K
Feb 24, 2006	Quitclaim	Quit Claim Transfer			
Jul 13, 2004	Quitclaim	Quit Claim Transfer			\$330K
Feb 21, 2002	Resale	Grant Deed	\$350,000	\$110	\$280K

Feb 21, 2002 Quitclaim Quit Claim Transfer

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	2.5 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