

Single Family Residence **RESIDENTIAL**

6136 FROST RIDGE WAY

ROCKLIN, CA 95765

\$844,689 TopHap Estimate · \$264 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,196 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$845K

\$804K low

\$885K high

Est. Owner Equity

\$277,689

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,936 (2025)
Assessed Value	\$575,898
Previous Assessed	\$564,607

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 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
Feb 16, 2022	Financing	Intrafamily Transfer			\$200K
Feb 16, 2022	Financing	Intrafamily Transfer			
Oct 25, 2018	Quitclaim	Quit Claim Transfer			
May 31, 2018	Quitclaim	Quit Claim Transfer			
Feb 21, 2017	Quitclaim	Quit Claim Transfer			
Oct 6, 2016	Financing	Intrafamily Transfer			\$258K
May 31, 2002	Resale	Grant Deed	\$382,500	\$120	\$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.9 mi

Whitney High School	High	9–12	2.5 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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