

Single Family Residence **RESIDENTIAL**

6142 FROST RIDGE WAY

ROCKLIN, CA 95765

\$822,519 TopHap Estimate · \$257 / ft² · confidence 99 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,196 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$823K

\$814K low

\$831K high

Last Sale

\$400,000 · May 11, 2011

Est. Owner Equity

\$445,519

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,369 (2025)
Assessed Value	\$522,703
Previous Assessed	\$512,455

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	In-Ground Pool

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
Dec 7, 2014	Quitclaim	Quit Claim Transfer			
May 4, 2011	Resale	Grant Deed	\$400,000	\$125	\$320K
May 4, 2011	Quitclaim	Quit Claim Transfer			
May 4, 2011	Quitclaim	Quit Claim Transfer			
Jun 19, 2008	Quitclaim	Quit Claim Transfer			
Jun 14, 2002	Resale	Grant Deed	\$404,000	\$126	\$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	2.6 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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