

Single Family Residence **RESIDENTIAL**

6205 NIGHT RIDGE WAY

ROCKLIN, CA 95765

\$867,954 TopHap Estimate · \$272 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,196 ft²
LIVING AREA

0.24 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$868K

\$837K low

\$899K high

Last Sale

\$488,000 · May 16, 2013

Est. Owner Equity

\$656,454

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$7,311 (2025)
Assessed Value	\$612,940
Previous Assessed	\$600,923

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

48
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2024	Financing	Intrafamily Transfer			
May 7, 2013	Resale	Grant Deed	\$488,000	\$153	\$255K
Mar 23, 2012	Resale	Grant Deed	\$392,000	\$123	
Feb 19, 2008	Quitclaim	Quit Claim Transfer			
Feb 19, 2008	Financing	Intrafamily Transfer			\$370K
Dec 18, 2007	Quitclaim	Quit Claim Transfer			
Dec 18, 2007	Financing	Intrafamily Transfer			\$370K
Oct 23, 2006	Quitclaim	Quit Claim Transfer			
Jul 26, 2002	Resale	Grant Deed	\$459,000	\$144	\$309K

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	2.7 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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