

Single Family Residence **RESIDENTIAL**

6320 ROYAL TERN CT

ROCKLIN, CA 95765

\$747,867 TopHap Estimate · \$305 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,452 ft²

LIVING AREA

0.2 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$748K

\$704K low

\$792K high

Last Sale

\$800,000 · Dec 14, 2021

Est. Owner Equity

\$122,867

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$8,450 (2025)
Assessed Value	\$653,000
Previous Assessed	\$702,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

60
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2022	Financing	Intrafamily Transfer			
Dec 10, 2021	Resale	Grant Deed	\$800,000	\$326	
Dec 10, 2021	Financing	Intrafamily Transfer			\$625K
Jul 3, 2014	Recorded document	Grant Deed			
Dec 17, 2002	Resale	Grant Deed	\$351,500	\$143	\$266K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.2 mi
Spring View Middle School	Middle	7–8	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
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