

Single Family Residence **RESIDENTIAL**

6330 ROYAL TERN CT

ROCKLIN, CA 95765

\$798,975 TopHap Estimate · \$269 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,975 ft²

LIVING AREA

0.22 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$799K

\$788K low

\$810K high

Last Sale

\$560,000 · Mar 13, 2015

Est. Owner Equity

\$69,475

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$8,135 (2025)
Assessed Value	\$686,483
Previous Assessed	\$673,023

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

51
FLOOD

60
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2019	Quitclaim	Quit Claim Transfer			
Mar 9, 2015	Resale	Grant Deed	\$560,000	\$188	\$448K
Aug 12, 2013	Quitclaim	Quit Claim Transfer			
Jul 25, 2013	Resale	Grant Deed	\$555,000	\$187	\$475K
Dec 27, 2002	Resale	Grant Deed	\$408,500	\$137	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.1 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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