

Single Family Residence **RESIDENTIAL**

6138 FROST RIDGE WAY

ROCKLIN, CA 95765

\$875,874 TopHap Estimate · \$276 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,179 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$876K

\$848K low

\$904K high

Last Sale

\$630,000 · Nov 13, 2020

Est. Owner Equity

\$306,624

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$8,211 (2025)
Assessed Value	\$695,567
Previous Assessed	\$681,930

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 7, 2020	Resale	Grant Deed	\$630,000	\$198	\$569K
Dec 19, 2001	Resale	Grant Deed	\$417,000	\$131	\$396K

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

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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