

Single Family Residence **RESIDENTIAL**

# 6139 FROST RIDGE WAY

ROCKLIN, CA 95765

**\$785,862** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,495 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2001**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$786K**

\$732K low

\$840K high

Last Sale

**\$795,000 · May 12, 2025**

Est. Owner Equity

**\$110,112**

Loan-to-Value

**86%**

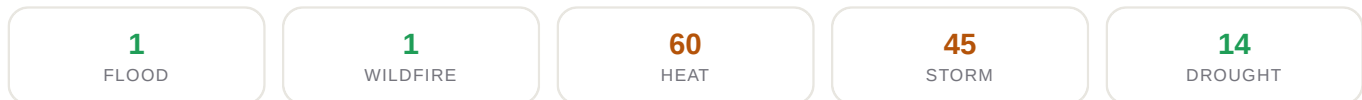
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,391 (2025) |
| Assessed Value    | \$810,900      |
| Previous Assessed | \$507,559      |

## 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



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| May 6, 2025  | Resale | Grant Deed | \$795,000 | \$319              | \$676K |
| Sep 19, 2001 | Resale | Grant Deed | \$322,500 | \$129              | \$185K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.4 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.8 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|