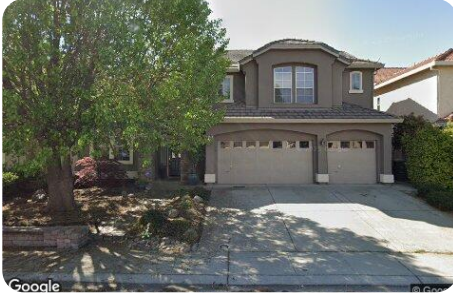


Single Family Residence **RESIDENTIAL**

6146 FROST RIDGE WAY

ROCKLIN, CA 95765

\$783,909 TopHap Estimate · \$285 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,752 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$784K

\$749K low

\$819K high

Last Sale

\$735,000 · Aug 19, 2022

Est. Owner Equity

\$122,509

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$9,111 (2025)
Assessed Value	\$779,987
Previous Assessed	\$764,694

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2022	Resale	Grant Deed	\$735,000	\$267	\$661K
Mar 16, 2005	Quitclaim	Quit Claim Transfer			
Mar 16, 2005	Quitclaim	Quit Claim Transfer			
Oct 16, 2002	Quitclaim	Quit Claim Transfer			\$287K
Aug 10, 2001	Resale	Grant Deed	\$366,000	\$133	\$285K

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	2.6 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 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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