

Single Family Residence **RESIDENTIAL**

6149 PRESTON CIR

ROCKLIN, CA 95765

\$995,201 TopHap Estimate · \$247 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

3
BATHS

4,030 ft²
LIVING AREA

0.24 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$995K

\$900K low

\$1.1M high

Last Sale

\$995,000 · Nov 3, 2025

Est. Owner Equity

\$583,201

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$7,838 (2025)
Assessed Value	\$995,000
Previous Assessed	\$645,162

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

34
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2025	Resale	Grant Deed	\$995,000	\$247	\$412K
Dec 21, 2019	Quitclaim	Quit Claim Transfer			
Mar 6, 2020	Financing	Intrafamily Transfer			\$495K
Feb 18, 2016	Resale	Grant Deed	\$545,000	\$135	\$475K
Oct 28, 2015	Non-arms-length	Trustees Deed	\$420,000	\$104	\$420K
May 16, 2001	Quitclaim	Quit Claim Transfer			
May 16, 2001	Resale	Grant Deed	\$337,500	\$84	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.4 mi
Whitney High School	High	9–12	2.0 mi

Spring View Middle School	Middle	7–8	2.5 mi
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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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