

Single Family Residence **RESIDENTIAL**

6150 FROST RIDGE WAY

ROCKLIN, CA 95765

\$713,718 TopHap Estimate · \$333 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,142 ft²
LIVING AREA

0.18 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$714K

\$696K low

\$732K high

Last Sale

\$328,000 · Jul 30, 2001

Est. Owner Equity

\$580,718

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$6,039 (2025)
Assessed Value	\$493,624
Previous Assessed	\$483,946

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
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
May 30, 2018	Recorded document	Affidavit Of Death			
May 30, 2018	Quitclaim	Quit Claim Transfer			
Jul 30, 2001	Resale	Grant Deed	\$328,000	\$153	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.3 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 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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