

Single Family Residence **RESIDENTIAL**

6151 FROST RIDGE WAY

ROCKLIN, CA 95765

\$643,096 TopHap Estimate · \$347 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,855 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$643K

\$626K low

\$660K high

Last Sale

\$257,000 · Jun 29, 2001

Est. Owner Equity

\$182,196

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,987 (2025)
Assessed Value	\$394,977
Previous Assessed	\$387,233

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
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	\$/FT²	LOAN
Jan 14, 2014	Quitclaim	Quit Claim Transfer			
Mar 13, 2003	Quitclaim	Quit Claim Transfer			
Feb 26, 2003	Quitclaim	Quit Claim Transfer			\$207K
Jun 29, 2001	Resale	Grant Deed	\$257,000	\$139	\$206K

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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