

Single Family Residence **RESIDENTIAL**

6152 FROST RIDGE WAY

ROCKLIN, CA 95765

\$707,122 TopHap Estimate · \$330 / ft² · confidence 88 · 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

\$707K

\$619K low

\$795K high

Last Sale

\$326,500 · Jul 9, 2001

Est. Owner Equity

\$400,622

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,454 (2025)
Assessed Value	\$530,733
Previous Assessed	\$520,327

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	In-Ground Pool

CLIMATE RISK

1 FLOOD	35 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 2020	Financing	Intrafamily Transfer			\$307K
Mar 20, 2015	Quitclaim	Quit Claim Transfer			
Mar 20, 2015	Financing	Intrafamily Transfer			\$301K
Aug 19, 2009	Quitclaim	Quit Claim Transfer			
Apr 17, 2006	Quitclaim	Quit Claim Transfer			\$315K
Jan 3, 2002	Quitclaim	Quit Claim Transfer			

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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