

Single Family Residence **RESIDENTIAL**

6153 FROST RIDGE WAY

ROCKLIN, CA 95765

\$657,890 TopHap Estimate · \$334 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,968 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$658K

\$636K low

\$680K high

Last Sale

\$290,000 · Jan 23, 2012

Est. Owner Equity

\$657,890

TAX & ASSESSMENT

Property Tax	\$4,757 (2025)
Assessed Value	\$371,527
Previous Assessed	\$364,243

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	51 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, 2025	Financing	Intrafamily Transfer			
Jan 18, 2012	Recorded document	Grant Deed			
Jan 19, 2012	Resale	Grant Deed	\$290,000	\$147	
Jan 20, 2012	Recorded document	Affidavit Of Death			
Jun 2, 2006	Recorded document	Affidavit Of Death			
Jan 12, 2005	Quitclaim	Quit Claim Transfer			
Jul 31, 2001	Resale	Grant Deed	\$260,000	\$132	\$176K

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
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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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