

Single Family Residence **RESIDENTIAL**

6155 FROST RIDGE WAY

ROCKLIN, CA 95765

\$762,928 TopHap Estimate · \$306 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,495 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

3

PARKING

VALUATION

\$763K

\$755K low

\$771K high

Last Sale

\$317,500 · Jun 22, 2001

Est. Owner Equity

\$278,358

Loan-to-Value

66%

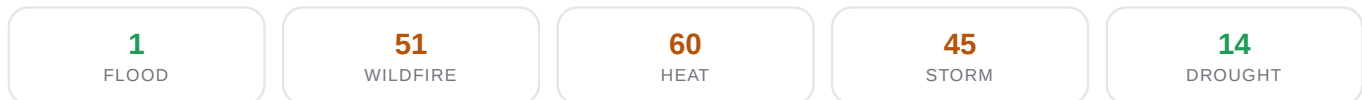
TAX & ASSESSMENT

Property Tax	\$5,994 (2025)
Assessed Value	\$487,528
Previous Assessed	\$477,969

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2001	Resale	Grant Deed	\$317,500	\$127	\$254K

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	2.7 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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