

Single Family Residence **RESIDENTIAL**

6158 FROST RIDGE WAY

ROCKLIN, CA 95765

\$858,103 TopHap Estimate · \$270 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,179 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$858K

\$836K low

\$881K high

Last Sale

\$485,000 · Aug 19, 2024

Est. Owner Equity

\$858,103

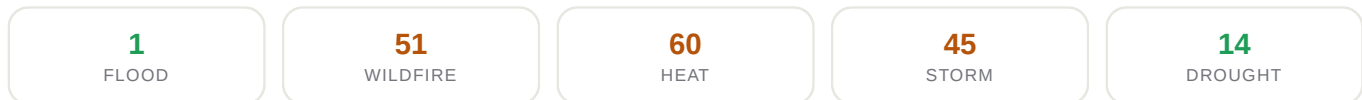
TAX & ASSESSMENT

Property Tax	\$9,570 (2025)
Assessed Value	\$823,034
Previous Assessed	\$806,897

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2024	Non-arms-length	Grant Deed	\$485,000	\$153	
Apr 2, 2019	Resale	Grant Deed	\$615,000	\$193	
May 5, 2011	Resale	Grant Deed	\$417,500	\$131	\$413K
Jul 23, 2001	Resale	Grant Deed	\$380,000	\$120	\$275K

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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