

Single Family Residence **RESIDENTIAL**

6160 FROST RIDGE WAY

ROCKLIN, CA 95765

\$932,879 TopHap Estimate · \$292 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,196 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$933K

\$913K low

\$953K high

Last Sale

\$920,000 · Jul 15, 2021

Est. Owner Equity

\$612,879

Loan-to-Value

34%

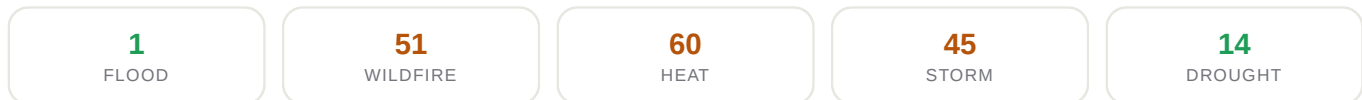
TAX & ASSESSMENT

Property Tax	\$11,213 (2025)
Assessed Value	\$829,000
Previous Assessed	\$958,000

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
Jul 12, 2021	Resale	Grant Deed	\$920,000	\$288	\$320K
Jan 9, 2006	Quitclaim	Quit Claim Transfer			\$385K
Sep 11, 2002	Quitclaim	Quit Claim Transfer			\$275K
Sep 14, 2001	Resale	Grant Deed	\$412,500	\$129	\$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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