

Single Family Residence **RESIDENTIAL**

6162 FROST RIDGE WAY

ROCKLIN, CA 95765

\$877,023 TopHap Estimate · \$276 / ft² · confidence 96 · 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

\$877K

\$838K low

\$916K high

Last Sale

\$381,000 · Sep 19, 2001

Est. Owner Equity

\$877,023

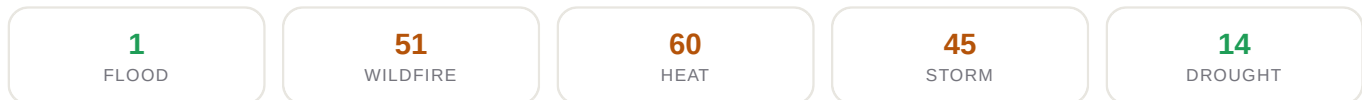
TAX & ASSESSMENT

Property Tax	\$7,237 (2025)
Assessed Value	\$604,175
Previous Assessed	\$592,330

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
Sep 19, 2001	Resale	Grant Deed	\$381,000	\$120	\$305K

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	Absentee owner
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