

Single Family Residence **RESIDENTIAL**

6166 FROST RIDGE WAY

ROCKLIN, CA 95765

\$941,148 TopHap Estimate · \$296 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,179 ft²
LIVING AREA

0.19 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$941K

\$921K low

\$961K high

Last Sale

\$905,000 · Aug 16, 2021

Est. Owner Equity

\$398,148

Loan-to-Value

58%

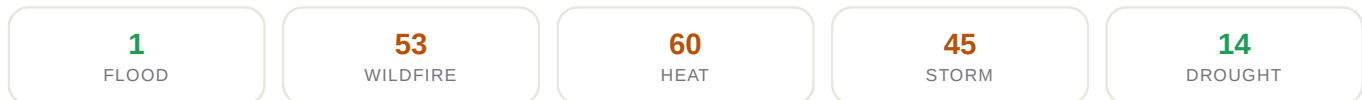
TAX & ASSESSMENT

Property Tax	\$11,717 (2025)
Assessed Value	\$979,600
Previous Assessed	\$960,393

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
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 11, 2021	Resale	Grant Deed	\$905,000	\$285	\$543K
Aug 31, 2001	Resale	Grant Deed	\$385,000	\$121	\$240K

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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