

Single Family Residence **RESIDENTIAL**

6216 NIGHT RIDGE WAY

ROCKLIN, CA 95765

\$669,603 TopHap Estimate · \$340 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,968 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$670K

\$656K low

\$683K high

Last Sale

\$550,000 · Sep 25, 2020

Est. Owner Equity

\$188,353

Loan-to-Value

76%

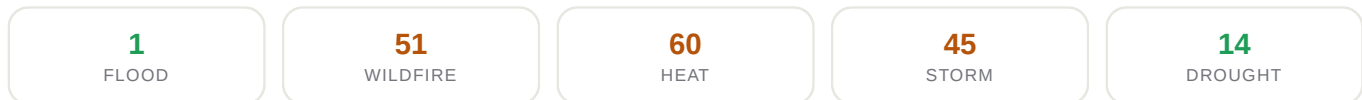
TAX & ASSESSMENT

Property Tax	\$7,346 (2025)
Assessed Value	\$607,240
Previous Assessed	\$595,335

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
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
Sep 21, 2020	Resale	Grant Deed	\$550,000	\$279	\$481K
Jun 5, 2020	Recorded document	Affidavit Of Death			
May 31, 2001	Resale	Grant Deed	\$259,500	\$132	\$61K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------