

Single Family Residence **RESIDENTIAL**

# 6319 CRIMSON RIDGE DR

ROCKLIN, CA 95765

**\$625,288** TopHap Estimate · \$381 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,641 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$625K**

\$570K low

\$680K high

Last Sale

**\$633,000 · Apr 4, 2025**

Est. Owner Equity

**\$118,888**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,069 (2025) |
| Assessed Value    | \$645,660      |
| Previous Assessed | \$572,605      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**52**  
WILDFIRE

**60**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 28, 2025 | Resale    | Grant Deed          | \$633,000 | \$386              | \$506K |
| Mar 16, 2021 | Resale    | Grant Deed          | \$529,000 | \$322              |        |
| Jun 3, 2019  | Resale    | Grant Deed          | \$445,000 | \$271              |        |
| Jul 30, 2004 | Quitclaim | Quit Claim Transfer |           |                    | \$270K |
| Apr 21, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 20, 2001 | Resale    | Grant Deed          | \$237,000 | \$144              | \$189K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.4 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.7 mi   |
| Whitney High School          | High       | 9–12   | 2.8 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

#### OWNERSHIP

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