

Single Family Residence

RESIDENTIAL

6710 MAGNOLIA WAY

ROCKLIN, CA 95765

\$610,002 TopHap Estimate · \$413 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,478 ft²

LIVING AREA

0.14 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$610K

\$593K low

\$627K high

Last Sale

\$610,000 · Apr 3, 2026

Est. Owner Equity

\$122,002

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,071 (2025)
Assessed Value	\$490,398
Previous Assessed	\$480,784

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	33 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2026	Resale	Grant Deed	\$610,000	\$413	\$488K
Nov 8, 2019	Quitclaim	Quit Claim Transfer			
Jul 17, 2018	Resale	Grant Deed	\$431,000	\$292	\$281K
Nov 10, 2015	Resale	Grant Deed	\$344,000	\$233	\$338K
Nov 5, 2002	Quitclaim	Quit Claim Transfer			
Mar 23, 2001	Resale	Grant Deed	\$200,000	\$135	\$46K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	2.6 mi
Spring View Middle School	Middle	7–8	2.6 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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