

Single Family Residence **RESIDENTIAL**

6101 CANYON RIM DR

ROCKLIN, CA 95765

\$864,507 TopHap Estimate · \$272 / ft² · confidence 98 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,179 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$865K

\$850K low

\$879K high

Last Sale

\$300,000 · Oct 13, 2000

Est. Owner Equity

\$689,507

Loan-to-Value

21%

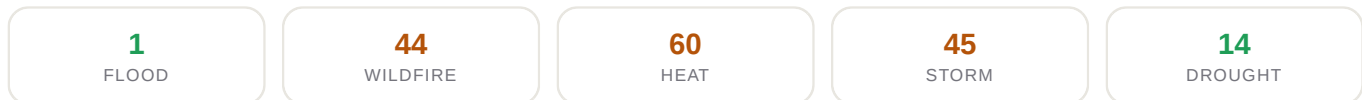
TAX & ASSESSMENT

Property Tax	\$5,941 (2025)
Assessed Value	\$482,571
Previous Assessed	\$473,109

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
May 20, 2024	Financing	Intrafamily Transfer			
May 20, 2024	Financing	Intrafamily Transfer			
Feb 11, 2015	Quitclaim	Quit Claim Transfer			
Oct 13, 2000	Resale	Grant Deed	\$300,000	\$94	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 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 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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