

Single Family Residence **RESIDENTIAL**

6102 CANYON RIM DR

ROCKLIN, CA 95765

\$847,013 TopHap Estimate · \$265 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,196 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$847K

\$835K low

\$859K high

Last Sale

\$286,000 · Jun 2, 2000

Est. Owner Equity

\$238,013

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,878 (2025)
Assessed Value	\$476,680
Previous Assessed	\$467,334

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

1
FLOOD

49
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2016	Quitclaim	Quit Claim Transfer			
Aug 1, 2003	Quitclaim	Quit Claim Transfer			\$289K
Jan 7, 2002	Quitclaim	Quit Claim Transfer			
Jun 2, 2000	Resale	Grant Deed	\$286,000	\$89	\$214K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.6 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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