

Single Family Residence **RESIDENTIAL**

6108 CANYON RIM DR

ROCKLIN, CA 95765

\$688,119 TopHap Estimate · \$321 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,142 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$688K

\$665K low

\$711K high

Last Sale

\$275,000 · May 25, 2011

Est. Owner Equity

\$493,119

Loan-to-Value

29%

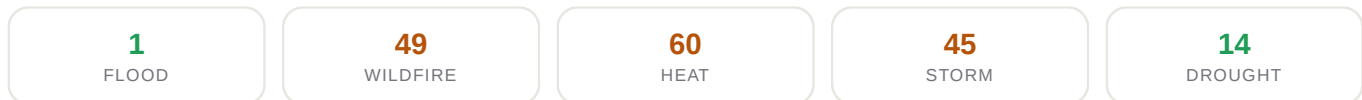
TAX & ASSESSMENT

Property Tax	\$4,627 (2025)
Assessed Value	\$359,357
Previous Assessed	\$352,312

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	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2011	Quitclaim	Quit Claim Transfer			
May 19, 2011	Quitclaim	Quit Claim Transfer			
May 23, 2011	Resale	Grant Deed	\$275,000	\$128	\$205K
Feb 3, 2011	Non-arms-length	Trustees Deed	\$264,000	\$123	
Mar 30, 2000	Resale	Grant Deed	\$238,500	\$111	\$215K

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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