

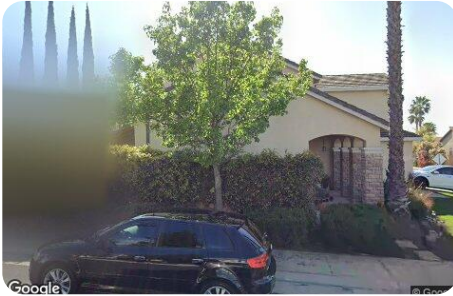
Single Family Residence

RESIDENTIAL

6112 CANYON RIM DR

ROCKLIN, CA 95765

\$736,737 TopHap Estimate · \$298 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,471 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$737K

\$698K low

\$776K high

Last Sale

\$683,000 · Dec 19, 2022

Est. Owner Equity

\$286,737

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$8,599 (2025)
Assessed Value	\$760,000
Previous Assessed	\$710,593

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 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
Sep 4, 2025	Financing	Intrafamily Transfer			
Sep 4, 2025	Financing	Grant Deed			\$450K
Dec 16, 2022	Resale	Grant Deed	\$683,000	\$276	
Jun 29, 2022	Resale	Grant Deed	\$805,500	\$326	
Mar 15, 2000	Recorded document	Trustees Deed			
Mar 15, 2000	Resale	Trustees Deed	\$257,000	\$104	\$206K

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	Absentee owner
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