

Single Family Residence **RESIDENTIAL**

6118 CANYON RIM CT

ROCKLIN, CA 95765

\$1,016,787 TopHap Estimate · \$320 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,179 ft²

LIVING AREA

0.23 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$981K low

\$1.1M high

Last Sale

\$550,000 · Oct 26, 2015

Est. Owner Equity

\$620,377

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,876 (2025)
Assessed Value	\$664,103
Previous Assessed	\$651,082

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2020	Quitclaim	Quit Claim Transfer			
Aug 18, 2020	Financing	Intrafamily Transfer			\$403K
Apr 23, 2016	Quitclaim	Quit Claim Transfer			
Oct 20, 2015	Resale	Grant Deed	\$550,000	\$173	\$440K
Oct 19, 2000	Resale	Grant Deed	\$319,000	\$100	\$253K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.6 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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