

Single Family Residence **RESIDENTIAL**

6120 CANYON RIM CT

ROCKLIN, CA 95765

\$712,843 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,142 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$713K

\$685K low

\$740K high

Last Sale

\$248,000 · May 9, 2000

Est. Owner Equity

\$464,843

Loan-to-Value

36%

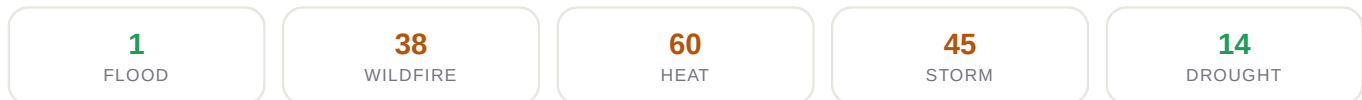
TAX & ASSESSMENT

Property Tax	\$5,111 (2025)
Assessed Value	\$404,713
Previous Assessed	\$396,778

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
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
Oct 15, 2003	Quitclaim	Quit Claim Transfer			
Jul 23, 2003	Quitclaim	Quit Claim Transfer			
Dec 17, 2002	Quitclaim	Quit Claim Transfer			
May 9, 2000	Resale	Grant Deed	\$248,000	\$116	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.6 mi
Spring View Middle School	Middle	7–8	1.5 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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