

Single Family Residence

RESIDENTIAL

6106 CANYON RIM DR

ROCKLIN, CA 95765

\$895,159 TopHap Estimate · \$280 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,196 ft²

LIVING AREA

0.27 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$895K

\$882K low

\$908K high

Last Sale

\$280,000 · Feb 29, 2000

Est. Owner Equity

\$383,009

Loan-to-Value

62%

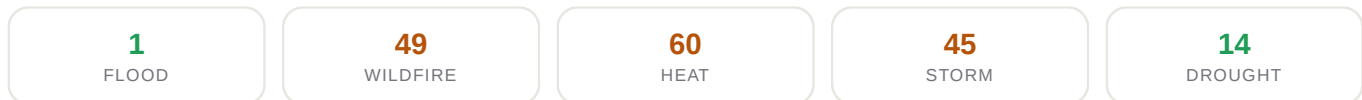
TAX & ASSESSMENT

Property Tax	\$5,933 (2025)
Assessed Value	\$474,741
Previous Assessed	\$465,433

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2023	Financing	Intrafamily Transfer			
Feb 29, 2000	Resale	Grant Deed	\$280,000	\$88	\$252K

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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