

Single Family Residence **RESIDENTIAL**

6204 NIGHT RIDGE WAY

ROCKLIN, CA 95765

\$677,322 TopHap Estimate · \$305 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,223 ft²

LIVING AREA

0.14 ac

LOT SIZE

2000

YEAR BUILT

3

PARKING

VALUATION

\$677K

\$655K low

\$700K high

Last Sale

\$246,000 · Jun 30, 2000

Est. Owner Equity

\$188,622

Loan-to-Value

72%

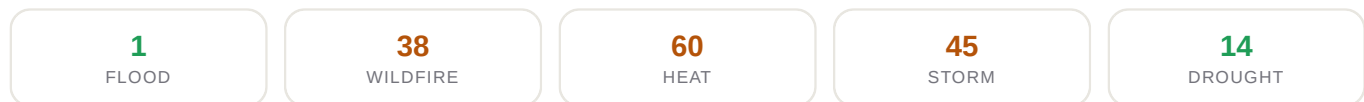
TAX & ASSESSMENT

Property Tax	\$5,098 (2025)
Assessed Value	\$403,460
Previous Assessed	\$395,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
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
Mar 15, 2022	Financing	Intrafamily Transfer			
Dec 4, 2017	Quitclaim	Quit Claim Transfer			
Dec 22, 2004	Quitclaim	Quit Claim Transfer			\$395K
Jun 30, 2000	Resale	Grant Deed	\$246,000	\$111	\$193K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.7 mi
Whitney High School	High	9–12	2.7 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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