

Single Family Residence **RESIDENTIAL**

6100 CANYON RIM DR

ROCKLIN, CA 95765

\$774,992 TopHap Estimate · \$282 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,752 ft²
LIVING AREA

0.26 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$775K

\$733K low

\$817K high

Est. Owner Equity

\$148,742

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,581 (2025)
Assessed Value	\$441,645
Previous Assessed	\$432,986

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

50
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2021	Financing	Intrafamily Transfer			\$486K
Jun 12, 2019	Financing	Intrafamily Transfer			\$428K
Jun 12, 2019	Quitclaim	Quit Claim Transfer			
Jan 6, 2016	Financing	Intrafamily Transfer			
Jan 6, 2016	Quitclaim	Quit Claim Transfer			
Nov 18, 2006	Quitclaim	Quit Claim Transfer			
Mar 17, 2003	Quitclaim	Quit Claim Transfer			\$400K
Feb 25, 2000	Resale	Grant Deed	\$282,000	\$102	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.7 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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