

Single Family Residence **RESIDENTIAL**

6520 IBIS CT

ROCKLIN, CA 95765

\$874,822 TopHap Estimate · \$271 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,225 ft²

LIVING AREA

0.2 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$875K

\$836K low

\$913K high

Last Sale

\$480,000 · Aug 3, 2007

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$8,032 (2025)
Assessed Value	\$676,796
Previous Assessed	\$663,527

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

33
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Nov 26, 2025	Financing	Intrafamily Transfer			
Jul 30, 2007	Resale	Grant Deed	\$480,000	\$149	\$384K
Feb 14, 2007	Foreclosure sale	Trustees Deed	\$578,523	\$179	
Aug 26, 2005	Resale	Grant Deed	\$650,000	\$202	\$520K
Jan 22, 2003	Resale	Grant Deed	\$383,500	\$119	\$304K
Mar 16, 2001	Quitclaim	Quit Claim Transfer			\$252K
Mar 16, 2001	Resale	Grant Deed	\$337,000	\$104	\$252K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.4 mi
Spring View Middle School	Middle	7–8	2.4 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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