

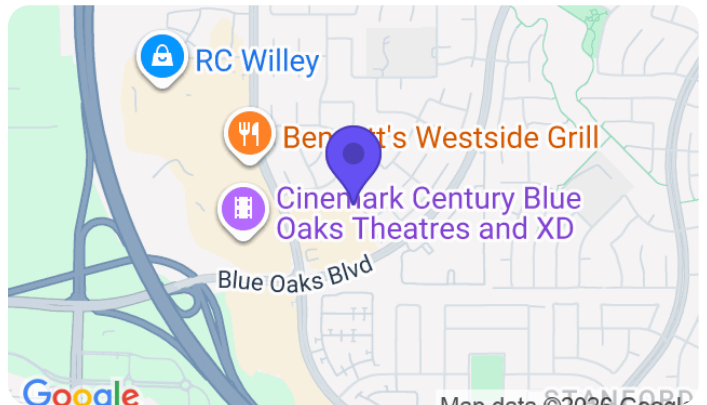
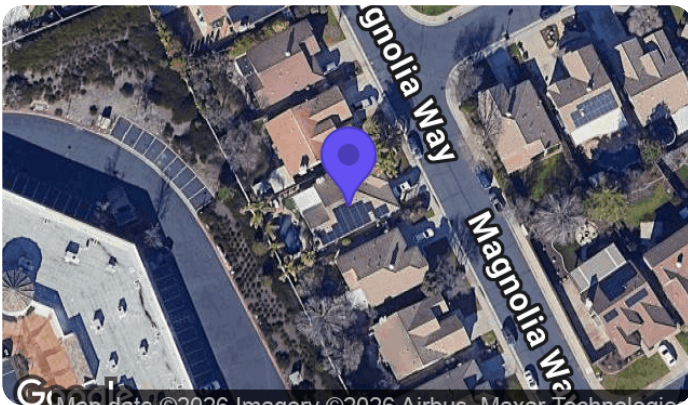
Single Family Residence

RESIDENTIAL

6714 MAGNOLIA WAY

ROCKLIN, CA 95765

\$641,795 TopHap Estimate · \$362 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,775 ft²
LIVING AREA

0.14 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$642K

\$627K low

\$657K high

Last Sale

\$465,000 · Jan 31, 2006

Est. Owner Equity

\$284,395

Loan-to-Value

57%

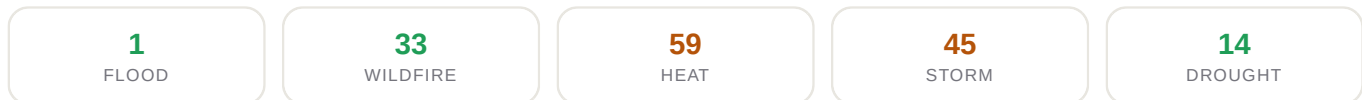
TAX & ASSESSMENT

Property Tax	\$7,696 (2025)
Assessed Value	\$648,148
Previous Assessed	\$635,441

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	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

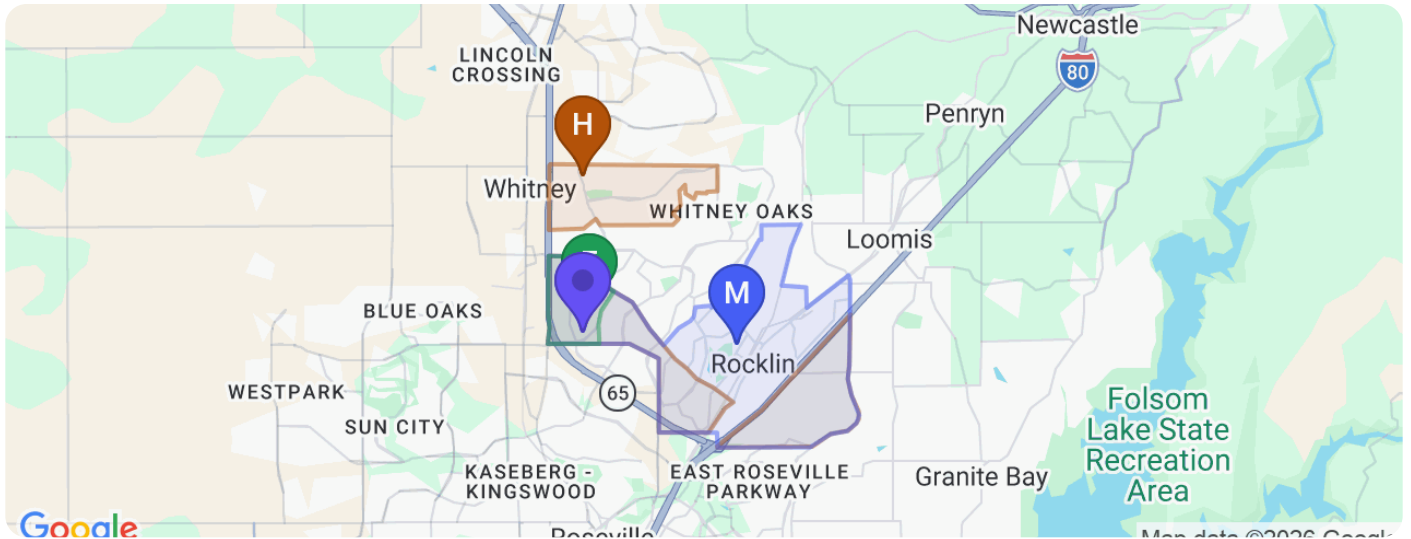
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2016	Financing	Intrafamily Transfer			\$375K
Jan 31, 2006	Resale	Grant Deed	\$465,000	\$262	\$372K
Jan 18, 2006	Quitclaim	Quit Claim Transfer			
Mar 23, 2001	Resale	Grant Deed	\$222,000	\$125	\$238K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	2.6 mi
Spring View Middle School	Middle	7–8	2.6 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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