

Single Family Residence **RESIDENTIAL**

6331 ROYAL TERN CT

ROCKLIN, CA 95765

\$832,448 TopHap Estimate · \$240 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,471 ft²

LIVING AREA

0.22 ac

LOT SIZE

2002

YEAR BUILT

3

PARKING

VALUATION

\$832K

\$815K low

\$850K high

Last Sale

\$590,000 · Sep 28, 2006

Est. Owner Equity

\$445,448

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$9,412 (2025)
Assessed Value	\$806,268
Previous Assessed	\$790,459

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

51
FLOOD

60
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2019	Quitclaim	Quit Claim Transfer			
Mar 22, 2016	Quitclaim	Quit Claim Transfer			
Sep 1, 2011	Financing	Intrafamily Transfer			\$220K
Oct 31, 2006	Quitclaim	Quit Claim Transfer			
Oct 31, 2006	Financing	Intrafamily Transfer			\$235K
Sep 26, 2006	Resale	Grant Deed	\$590,000	\$170	
Apr 20, 2005	Financing	Intrafamily Transfer			\$92K
Nov 17, 2004	Quitclaim	Quit Claim Transfer			
Dec 20, 2002	Resale	Grant Deed	\$467,000	\$135	\$443K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.1 mi
Spring View Middle School	Middle	7–8	2.5 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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