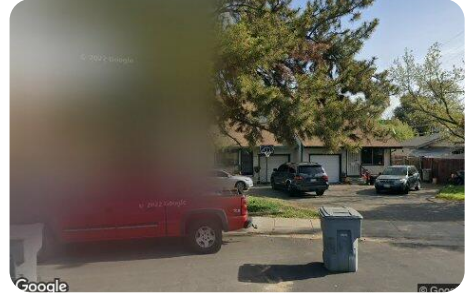


Single Family Residence **RESIDENTIAL**

6154 MERRYWOOD DR

ROCKLIN, CA 95677

\$400,943 TopHap Estimate · \$316 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,268 ft²

LIVING AREA

0.11 ac

LOT SIZE

1984

YEAR BUILT

6

ROOMS

1

PARKING

VALUATION

\$401K

\$377K low

\$425K high

Last Sale

\$399,000 · May 14, 2025

Est. Owner Equity

\$13,943

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,769 (2025)
Assessed Value	\$406,878
Previous Assessed	\$153,227

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

61
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2025	Resale	Grant Deed	\$399,000	\$315	\$375K
Feb 4, 2009	Resale	Grant Deed	\$119,000	\$94	
Jan 21, 2009	Recorded document	Grant Deed			
Apr 17, 2006	Quitclaim	Quit Claim Transfer			
Mar 28, 2006	Resale	Grant Deed	\$296,000	\$233	\$237K
Feb 14, 2005	Financing	Intrafamily Transfer			\$145K
Oct 26, 2001	Quitclaim	Quit Claim Transfer			
Oct 26, 2001	Financing	Grant Deed			\$110K
Jan 19, 2000	Resale	Trustees Deed	\$94,000	\$74	\$94K
Jan 19, 2000	Quitclaim	Quit Claim Transfer			
Mar 29, 1993	Financing	Grant Deed			\$90K
Apr 24, 1990	Resale	Grant Deed	\$106,000	\$84	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.2 mi
Rocklin Elementary School	Elementary	KG–6	1.3 mi
Rocklin High School	High	9–12	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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------