

Single Family Residence **RESIDENTIAL**

6520 POWDER RIDGE DR

ROCKLIN, CA 95765

\$610,904 TopHap Estimate · \$302 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,021 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$611K

\$599K low

\$623K high

Last Sale

\$360,000 · Oct 31, 2007

Est. Owner Equity

\$258,904

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$6,009 (2025)
Assessed Value	\$482,303
Previous Assessed	\$472,848

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 26, 2018	Financing	Trustees Deed			\$25K
Jun 10, 2015	Financing	Intrafamily Transfer			\$351K
Jun 2, 2015	Quitclaim	Quit Claim Transfer			
Oct 22, 2007	Resale	Grant Deed	\$360,000	\$178	\$360K
Aug 1, 2007	Non-arms-length	Trustees Deed	\$391,665	\$194	
Jan 3, 2005	Quitclaim	Quit Claim Transfer			
Dec 15, 2004	Quitclaim	Quit Claim Transfer			
Dec 15, 2004	Resale	Grant Deed	\$438,000	\$217	\$350K
Apr 10, 2003	Resale	Grant Deed	\$310,000	\$153	\$248K
Sep 27, 2002	Quitclaim	Quit Claim Transfer			
Aug 30, 2002	Resale	Grant Deed	\$254,000	\$126	\$203K

Aug 30, 2002 Recorded document Grant Deed

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.2 mi
Whitney High School	High	9–12	2.7 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