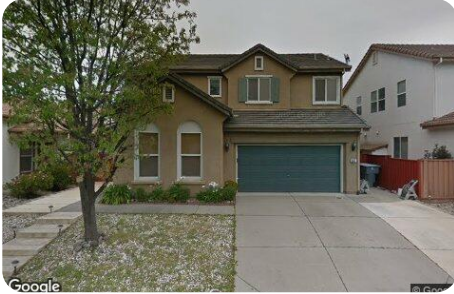


Single Family Residence **RESIDENTIAL**

6541 POWDER RIDGE DR

ROCKLIN, CA 95765

\$638,002 TopHap Estimate · \$292 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,184 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$638K

\$566K low

\$710K high

Last Sale

\$261,000 · Jun 20, 2002

Est. Owner Equity

\$307,702

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,056 (2025)
Assessed Value	\$392,889
Previous Assessed	\$385,186

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.

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
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