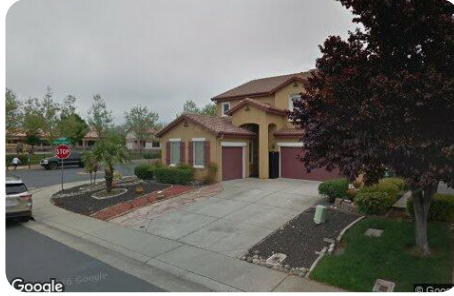


Single Family Residence **RESIDENTIAL**

6505 POWDER RIDGE DR

ROCKLIN, CA 95765

\$562,657 TopHap Estimate · \$341 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,650 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$563K

\$539K low

\$587K high

Last Sale

\$238,500 · Sep 24, 2002

Est. Owner Equity

\$562,657

TAX & ASSESSMENT

Property Tax	\$5,226 (2025)
Assessed Value	\$351,683
Previous Assessed	\$344,788

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

39 FLOOD	1 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
--------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2024	Financing	Transfer On Death Deed			
Jun 26, 2024	Financing	Transfer On Death Deed			
Sep 24, 2002	Resale	Grant Deed	\$238,500	\$145	\$179K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------