

Single Family Residence **RESIDENTIAL**

6501 POWDER RIDGE DR

ROCKLIN, CA 95765

\$680,295 TopHap Estimate · \$261 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,606 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$680K

\$668K low

\$693K high

Last Sale

\$473,000 · Feb 23, 2017

Est. Owner Equity

\$377,295

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,912 (2025)
Assessed Value	\$559,928
Previous Assessed	\$548,950

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

24
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
Aug 27, 2021	Financing	Intrafamily Transfer			
Feb 13, 2017	Resale	Grant Deed	\$473,000	\$182	\$303K
May 8, 2015	Quitclaim	Quit Claim Transfer			
Sep 27, 2002	Resale	Grant Deed	\$286,000	\$110	\$229K

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	Absentee owner
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