

Single Family Residence **RESIDENTIAL**

6798 ROCK RIVER RD

TIMNATH, CO 80547

\$754,135 TopHap Estimate · \$276 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,728 ft²

LIVING AREA

0.15 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$754K

\$641K low

\$867K high

Last Sale

\$407,843 · Jul 18, 2013

Est. Owner Equity

\$426,135

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,700 (2024)
Assessed Value	\$49,192
Previous Assessed	\$49,192
Assessor Market Value	\$734,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Larimer
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2013	Resale	Grant Deed	\$407,843	\$150	\$343K
Oct 10, 2012	Recorded document	Grant Deed			
Apr 30, 2012	Non-arms-length	Grant Deed	\$682,000	\$250	
May 13, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bethke Elementary School	Elementary	KG–5	0.7 mi
Timnath Middle-High School	Middle	6–12	3.1 mi

District: Poudre School District R-1

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.

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 NEIGHBORHOOD · ZIP 80547

39 CRIME INDEX	99 AIR POLLUTION	678 POPULATION	\$160K MEDIAN IN-COME	48°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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