

Single Family Residence **RESIDENTIAL**

6537 POWDER RIDGE DR

ROCKLIN, CA 95765

\$615,326 TopHap Estimate · \$373 / 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

\$615K

\$588K low

\$643K high

Last Sale

\$630,000 · Feb 8, 2022

Est. Owner Equity

\$285,326

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$7,793 (2025)
Assessed Value	\$569,000
Previous Assessed	\$630,000

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
Nov 5, 2025	Financing	Intrafamily Transfer			
Jan 31, 2022	Resale	Grant Deed	\$630,000	\$382	\$330K
Oct 19, 2021	Resale	Grant Deed	\$575,000	\$348	\$546K
Mar 14, 2013	Quitclaim	Quit Claim Transfer			\$293K
Jun 2, 2008	Quitclaim	Quit Claim Transfer			
Jun 2, 2008	Resale	Grant Deed	\$325,000	\$197	\$305K
Jun 4, 2008	Quitclaim	Quit Claim Transfer			
Nov 7, 2005	Quitclaim	Quit Claim Transfer			\$265K
Jun 21, 2002	Resale	Grant Deed	\$227,500	\$138	\$159K

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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