

Single Family Residence

RESIDENTIAL

6726 ROCK RIVER RD

TIMNATH, CO 80547

\$598,544 TopHap Estimate · \$285 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,100 ft²

LIVING AREA

0.15 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$599K

\$539K low

\$658K high

Last Sale

\$412,421 · Nov 1, 2016

Est. Owner Equity

\$254,304

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,067 (2024)
Assessed Value	\$44,890
Previous Assessed	\$44,890
Assessor Market Value	\$670,000

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 · 272 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2016	Resale	Special Warranty Deed	\$412,421	\$196	\$330K
Oct 10, 2012	Recorded document	Grant Deed			
Apr 30, 2012	Non-arms-length	Grant Deed	\$682,000	\$325	
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.

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.

OWNERSHIP

Occupancy	Owner occupied
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