

Single Family Residence **RESIDENTIAL**

6738 ROCK RIVER RD

TIMNATH, CO 80547

\$602,277 TopHap Estimate · \$284 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,119 ft²
LIVING AREA

0.15 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$602K

\$510K low

\$695K high

Last Sale

\$388,000 · Oct 18, 2016

Est. Owner Equity

\$602,277

TAX & ASSESSMENT

Property Tax	\$6,144 (2024)
Assessed Value	\$40,401
Assessor Market Value	\$646,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	LARIMER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 434 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2026	Quitclaim	Quit Claim Transfer			
Oct 10, 2012	Recorded document	Grant Deed			
Apr 30, 2012	Non-arms-length	Grant Deed	\$682,000	\$322	
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
--------------------------	----------------------------	--------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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