

Single Family Residence **RESIDENTIAL**

6762 ROCK RIVER RD

TIMNATH, CO 80547

\$799,139 TopHap Estimate · \$207 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,861 ft²

LIVING AREA

0.17 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$799K

\$726K low

\$872K high

Last Sale

\$417,461 · Nov 20, 2013

Est. Owner Equity

\$265,171

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,292 (2025)
Assessed Value	\$47,188
Assessor Market Value	\$755,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	LARIMER
Lot (acres)	0.17
Construction	Frame (Unspecified)
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
Feb 8, 2023	Quitclaim	Quit Claim Transfer			
Nov 19, 2013	Resale	Special Warranty Deed	\$417,461	\$108	\$334K
Oct 10, 2012	Recorded document	Grant Deed			
Apr 30, 2012	Non-arms-length	Grant Deed	\$682,000	\$177	
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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