

Single Family Residence **RESIDENTIAL**

# 6774 ROCK RIVER RD

TIMNATH, CO 80547

**\$771,278** TopHap Estimate · \$283 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**2,728 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2013**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$771K**

\$688K low

\$855K high

Last Sale

**\$412,086 · Oct 21, 2013**

Est. Owner Equity

**\$224,032**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,652 (2024) |
| Assessed Value        | \$48,864       |
| Previous Assessed     | \$48,864       |
| Assessor Market Value | \$729,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Larimer                 |
| Lot (acres)   | 0.17                    |
| 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   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Oct 18, 2013 | Resale            | Special Warranty Deed | \$412,086 | \$151  | \$330K |
| 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.

### NEIGHBORHOOD · ZIP 80547

|                          |                            |                          |                                 |                         |                        |
|--------------------------|----------------------------|--------------------------|---------------------------------|-------------------------|------------------------|
| <b>39</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>678</b><br>POPULATION | <b>\$160K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>69%</b><br>SUNSHINE |
|--------------------------|----------------------------|--------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|