

Single Family Residence **RESIDENTIAL**

6822 ROCK RIVER RD

TIMNATH, CO 80547

\$724,352 TopHap Estimate · \$241 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,000 ft²
LIVING AREA

0.15 ac
LOT SIZE

2013

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$724K

\$685K low

\$764K high

Last Sale

\$515,000 · Aug 20, 2019

Est. Owner Equity

\$265,619

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,787 (2024)
Assessed Value	\$49,781
Previous Assessed	\$49,781
Assessor Market Value	\$743,000

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 · 568 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2022	Financing	Intrafamily Transfer			
Aug 5, 2019	Resale	Warranty Deed	\$515,000	\$172	\$412K
Oct 3, 2013	Resale	Special Warranty Deed	\$403,104	\$134	\$322K
Oct 10, 2012	Recorded document	Grant Deed			
Apr 30, 2012	Non-arms-length	Grant Deed	\$682,000	\$227	
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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