

Single Family Residence

RESIDENTIAL

6761 ROCK RIVER RD

TIMNATH, CO 80547

\$638,272 TopHap Estimate · \$278 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,295 ft²

LIVING AREA

0.15 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$638K

\$608K low

\$668K high

Last Sale

\$665,000 · May 17, 2023

Est. Owner Equity

\$238,272

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,183 (2024)
Assessed Value	\$45,681
Previous Assessed	\$45,681
Assessor Market Value	\$681,800

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
May 12, 2023	Financing	Intrafamily Transfer			
May 12, 2023	Resale	Warranty Deed	\$665,000	\$290	\$400K
Oct 1, 2021	Financing	Intrafamily Transfer			
Oct 1, 2021	Financing	Warranty Deed			\$413K
Apr 14, 2021	Financing	Intrafamily Transfer			
Feb 3, 2020	Resale	Warranty Deed	\$435,000	\$190	\$413K
May 20, 2014	Resale	Special Warranty Deed	\$362,114	\$158	\$362K
Oct 10, 2012	Recorded document	Grant Deed			
Apr 30, 2012	Non-arms-length	Grant Deed	\$682,000	\$297	
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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