

Single Family Residence **RESIDENTIAL**

6797 ROCK RIVER RD

TIMNATH, CO 80547

\$586,981 TopHap Estimate · \$226 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,594 ft²

LIVING AREA

0.15 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$587K

\$554K low

\$619K high

Last Sale

\$397,000 · Nov 19, 2014

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$7,073 (2024)
Assessed Value	\$51,724
Previous Assessed	\$51,724
Assessor Market Value	\$772,000

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 · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2021	Financing	Intrafamily Transfer			\$297K
Mar 20, 2018	Quitclaim	Quit Claim Transfer			\$309K
Nov 17, 2014	Resale	Warranty Deed	\$397,000	\$153	\$277K
Dec 20, 2013	Resale	Special Warranty Deed	\$372,860	\$144	\$253K
Oct 10, 2012	Recorded document	Grant Deed			
Apr 30, 2012	Non-arms-length	Grant Deed	\$682,000	\$263	
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



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

OWNERSHIP

Occupancy	Owner occupied
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