

Single Family Residence **RESIDENTIAL**

6809 ROCK RIVER RD

TIMNATH, CO 80547

\$760,551 TopHap Estimate · \$279 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,728 ft²

LIVING AREA

0.15 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$761K

\$713K low

\$808K high

Last Sale

\$770,000 · Feb 28, 2025

Est. Owner Equity

\$44,451

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$6,700 (2024)
Assessed Value	\$49,192
Previous Assessed	\$49,192
Assessor Market Value	\$734,200

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 · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2020	Resale	Warranty Deed	\$515,000	\$189	\$489K
Jul 29, 2016	Resale	Warranty Deed	\$445,000	\$163	\$356K
Jul 29, 2016	Resale	Warranty Deed	\$445,000	\$163	
Dec 20, 2013	Resale	Special Warranty Deed	\$410,000	\$150	\$390K
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

39

CRIME INDEX

99

AIR POLLUTION

678

POPULATION

\$160K

MEDIAN IN-COME

48°F

AVG TEMP

69%

SUNSHINE

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

| OWNERSHIP

Occupancy

Owner occupied