

Single Family Residence

RESIDENTIAL

6714 ROCK RIVER RD

TIMNATH, CO 80547

\$736,976 TopHap Estimate · \$270 / ft² · confidence 88 · 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

\$737K

\$652K low

\$822K high

Last Sale

\$744,900 · May 20, 2025

Est. Owner Equity

\$66,566

Loan-to-Value

91%

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
May 11, 2025	Resale	Special Warranty Deed	\$744,900	\$273	\$670K
Oct 26, 2016	Resale	Special Warranty Deed	\$494,990	\$181	\$396K
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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