

Single Family Residence **RESIDENTIAL**

6834 ROCK RIVER RD

TIMNATH, CO 80547

\$723,660 TopHap Estimate · \$265 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,728 ft²

LIVING AREA

0.15 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$724K

\$685K low

\$763K high

Last Sale

\$370,000 · Oct 28, 2014

Est. Owner Equity

\$279,160

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,270 (2024)
Assessed Value	\$53,064
Previous Assessed	\$53,064
Assessor Market Value	\$792,000

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 · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2014	Resale	Special Warranty Deed	\$370,000	\$136	\$281K

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
-----------	-----------------------