

Single Family Residence **RESIDENTIAL**

6846 ROCK RIVER RD

TIMNATH, CO 80547

\$699,163 TopHap Estimate · \$382 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,831 ft²

LIVING AREA

0.15 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$699K

\$600K low

\$799K high

Last Sale

\$339,578 · Dec 31, 2014

Est. Owner Equity

\$699,163

TAX & ASSESSMENT

Property Tax	\$6,064 (2024)
Assessed Value	\$44,870
Previous Assessed	\$44,870
Assessor Market Value	\$669,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
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 · 436 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2014	Resale	Grant Deed	\$339,578	\$185	

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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