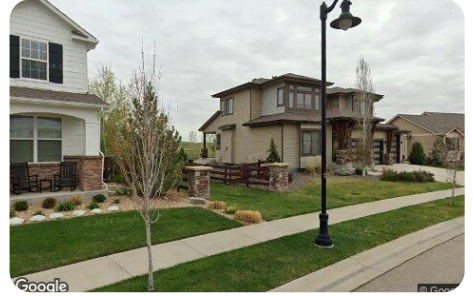


Single Family Residence **RESIDENTIAL**

6858 ROCK RIVER RD

TIMNATH, CO 80547

\$690,464 TopHap Estimate · \$284 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,433 ft²
LIVING AREA

0.17 ac
LOT SIZE

2014
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$690K

\$650K low

\$731K high

Last Sale

\$565,000 · May 5, 2021

Est. Owner Equity

\$155,464

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,443 (2024)
Assessed Value	\$47,443
Previous Assessed	\$47,443
Assessor Market Value	\$708,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Larimer
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 324 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2021	Resale	Special Warranty Deed	\$565,000	\$232	\$452K
Aug 5, 2014	Non-arms-length	Grant Deed	\$356,666	\$147	
Aug 5, 2014	Resale	Grant Deed	\$356,666	\$147	\$339K

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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