

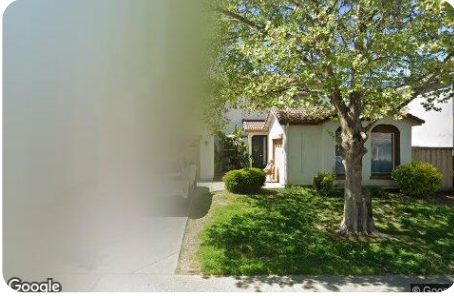
Single Family Residence

RESIDENTIAL

6522 TIMBERLINE WAY

ROCKLIN, CA 95765

\$765,065 TopHap Estimate · \$240 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,184 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$765K

\$737K low

\$793K high

Last Sale

\$625,000 · Dec 7, 2020

Est. Owner Equity

\$296,315

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,586 (2025)
Assessed Value	\$690,047
Previous Assessed	\$676,518

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2020	Resale	Grant Deed	\$625,000	\$196	\$469K
May 11, 2011	Resale	Grant Deed	\$310,000	\$97	\$233K
Mar 23, 2011	Non-arms-length	Trustees Deed	\$306,331	\$96	
Oct 26, 2006	Quitclaim	Quit Claim Transfer			
Oct 24, 2006	Resale	Grant Deed	\$357,500	\$112	
Oct 26, 2006	Resale	Corporation Deed	\$552,500	\$174	\$442K
Jun 28, 2004	Resale	Grant Deed	\$495,000	\$155	\$195K
Aug 23, 2001	Resale	Grant Deed	\$338,500	\$106	\$271K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	2.8 mi

District: Rocklin Unified School District

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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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