

Single Family Residence

RESIDENTIAL

6524 TIMBERLINE WAY

ROCKLIN, CA 95765

\$640,043

TopHap Estimate · \$308 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,078 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$640K

\$613K low

\$667K high

Last Sale

\$343,000 · Mar 29, 2013

Est. Owner Equity

\$365,643

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,476 (2025)
Assessed Value	\$430,815
Previous Assessed	\$422,368

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

1
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2013	Resale	Grant Deed	\$343,000	\$165	\$274K
Apr 18, 2011	Resale	Grant Deed	\$264,000	\$127	\$270K
Sep 11, 2007	Financing	Intrafamily Transfer			\$371K
Aug 11, 2004	Resale	Grant Deed	\$444,000	\$214	\$333K
Aug 25, 2003	Quitclaim	Quit Claim Transfer			\$215K
Sep 7, 2001	Resale	Grant Deed	\$263,000	\$127	\$210K

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	Owner occupied
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