

Single Family Residence **RESIDENTIAL**

# 6544 POWDER RIDGE DR

ROCKLIN, CA 95765

**\$619,377** TopHap Estimate · \$306 / ft² · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**2,021 ft²**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$619K**

\$600K low

\$638K high

Est. Owner Equity

**\$209,877**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,066 (2025) |
| Assessed Value    | \$581,490      |
| Previous Assessed | \$570,089      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 59<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 29, 2018 | Quitclaim | Quit Claim Transfer |           |                    | \$398K |
| Feb 23, 2005 | Quitclaim | Quit Claim Transfer |           |                    | \$356K |
| Jul 15, 2004 | Resale    | Grant Deed          | \$409,000 | \$202              | \$319K |
| Jun 27, 2002 | Resale    | Grant Deed          | \$249,500 | \$123              | \$237K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.2 mi   |
| Spring View Middle School    | Middle     | 7–8    | 2.3 mi   |
| Whitney High School          | High       | 9–12   | 2.7 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|