

Single Family Residence **RESIDENTIAL**

6570 POWDER RIDGE DR

ROCKLIN, CA 95765

\$642,496 TopHap Estimate · \$294 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,184 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$642K

\$623K low

\$662K high

Last Sale

\$450,000 · Nov 16, 2004

Est. Owner Equity

\$130,480

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$8,089 (2025)
Assessed Value	\$639,784
Previous Assessed	\$627,240

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
FLOOD

1
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 2004	Resale	Grant Deed	\$450,000	\$206	\$360K
Mar 19, 2002	Resale	Grant Deed	\$268,000	\$123	\$254K

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	2.8 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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