

Single Family Residence **RESIDENTIAL**

6536 POWDER RIDGE DR

ROCKLIN, CA 95765

\$643,539 TopHap Estimate · \$390 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,650 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$644K

\$617K low

\$670K high

Last Sale

\$670,000 · Feb 22, 2022

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$7,826 (2025)
Assessed Value	\$579,000
Previous Assessed	\$640,000

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
Feb 17, 2022	Resale	Grant Deed	\$670,000	\$406	\$470K
Oct 8, 2018	Resale	Grant Deed	\$440,000	\$267	\$415K
Mar 25, 2014	Resale	Grant Deed	\$340,000	\$206	\$272K
Jul 16, 2013	Quitclaim	Quit Claim Transfer			\$250K
Jul 16, 2013	Quitclaim	Quit Claim Transfer			
Sep 21, 2009	Resale	Grant Deed	\$267,000	\$162	\$262K
Apr 25, 2005	Resale	Grant Deed	\$420,000	\$255	\$336K
Jun 27, 2002	Resale	Grant Deed	\$227,500	\$138	\$182K

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

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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