

Single Family Residence **RESIDENTIAL**

6558 POWDER RIDGE DR

ROCKLIN, CA 95765

\$560,549 TopHap Estimate · \$340 / ft² · confidence 95 · 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

\$561K

\$535K low

\$586K high

Last Sale

\$412,500 · Sep 7, 2017

Est. Owner Equity

\$175,049

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,971 (2025)
Assessed Value	\$478,736
Previous Assessed	\$469,350

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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2017	Quitclaim	Quit Claim Transfer			
Aug 30, 2017	Resale	Grant Deed	\$412,500	\$250	\$392K
Apr 3, 2013	Non-arms-length	Grant Deed	\$225,000	\$136	\$225K
Dec 28, 2010	Quitclaim	Quit Claim Transfer			
Oct 19, 2010	Resale	Grant Deed	\$267,000	\$162	\$200K
Dec 21, 2004	Resale	Grant Deed	\$415,000	\$252	\$332K
Mar 29, 2002	Resale	Grant Deed	\$235,000	\$142	\$188K

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
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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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