

Single Family Residence **RESIDENTIAL**

6502 TIMBERLINE WAY

ROCKLIN, CA 95765

\$720,375 TopHap Estimate · \$257 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,798 ft²
LIVING AREA

0.16 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$720K

\$705K low

\$736K high

Last Sale

\$350,000 · Jun 28, 2010

Est. Owner Equity

\$127,575

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$6,090 (2025)
Assessed Value	\$488,392
Previous Assessed	\$478,816

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	In-Ground Pool

CLIMATE RISK

1
FLOOD

54
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2023	Financing	Intrafamily Transfer			
Jun 22, 2010	Resale	Grant Deed	\$350,000	\$125	\$333K
Jul 31, 2003	Resale	Grant Deed	\$397,000	\$142	\$318K
Apr 27, 2001	Resale	Grant Deed	\$282,500	\$101	\$268K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.0 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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