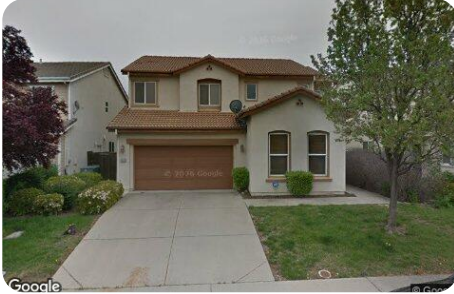


Single Family Residence **RESIDENTIAL**

# 6529 POWDER RIDGE DR

ROCKLIN, CA 95765

**\$638,374** TopHap Estimate · \$292 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**2,184 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$638K**

\$611K low

\$666K high

Last Sale

**\$370,000 · Feb 21, 2014**

Est. Owner Equity

**\$406,374**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,875 (2025) |
| Assessed Value    | \$462,626      |
| Previous Assessed | \$453,556      |

## 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

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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|----------------------|-----------|--------------------|--------|
| <b>Apr 12, 2016</b> | Financing | Intrafamily Transfer |           |                    | \$268K |
| <b>Feb 12, 2014</b> | Resale    | Grant Deed           | \$370,000 | \$169              | \$278K |
| <b>Aug 11, 2003</b> | Resale    | Grant Deed           | \$335,000 | \$153              | \$302K |
| <b>Sep 6, 2002</b>  | Resale    | Grant Deed           | \$273,500 | \$125              | \$219K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Rock Creek Elementary School</b> | Elementary | KG–6   | 0.1 mi   |
| <b>Spring View Middle School</b>    | Middle     | 7–8    | 2.2 mi   |
| <b>Whitney High School</b>          | 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|