

Single Family Residence **RESIDENTIAL**

6533 POWDER RIDGE DR

ROCKLIN, CA 95765

\$658,827 TopHap Estimate · \$281 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,346 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$659K

\$646K low

\$672K high

Last Sale

\$370,000 · Oct 22, 2013

Est. Owner Equity

\$426,827

Loan-to-Value

35%

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

45 FLOOD	1 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2013	Resale	Grant Deed	\$370,000	\$158	\$296K
Sep 26, 2006	Quitclaim	Quit Claim Transfer			\$348K
Aug 31, 2004	Quitclaim	Quit Claim Transfer			
Jul 6, 2004	Quitclaim	Quit Claim Transfer			\$55K
Nov 5, 2003	Resale	Grant Deed	\$355,000	\$151	\$337K
Jul 9, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.2 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	Absentee owner
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