

Single Family Residence

RESIDENTIAL

6569 POWDER RIDGE DR

ROCKLIN, CA 95765

\$727,161 TopHap Estimate · \$303 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,399 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$727K

\$700K low

\$754K high

Last Sale

\$680,000 · Dec 22, 2021

Est. Owner Equity

\$451,661

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$8,790 (2025)
Assessed Value	\$736,052
Previous Assessed	\$721,621

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
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
Mar 15, 2025	Financing	Intrafamily Transfer			
Dec 13, 2021	Resale	Grant Deed	\$680,000	\$283	\$276K
Aug 1, 2014	Resale	Grant Deed	\$380,000	\$158	\$388K
Jan 6, 2012	Resale	Grant Deed	\$266,000	\$111	\$259K
Jan 6, 2012	Quitclaim	Quit Claim Transfer			
Mar 9, 2005	Resale	Grant Deed	\$30,000	\$13	\$392K
Apr 25, 2003	Resale	Grant Deed	\$348,000	\$145	\$331K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	2.2 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	Absentee owner
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