

Single Family Residence

RESIDENTIAL

6549 POWDER RIDGE DR

ROCKLIN, CA 95765

\$636,690

TopHap Estimate · \$292 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,184 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$637K

\$558K low

\$715K high

Last Sale

\$256,500 · May 2, 2002

Est. Owner Equity

\$636,690

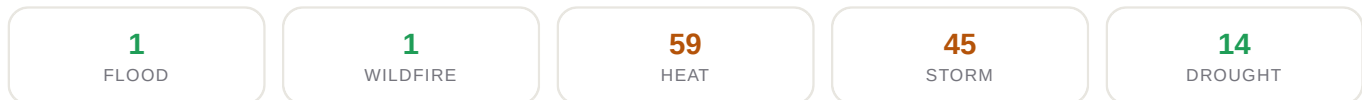
TAX & ASSESSMENT

Property Tax	\$5,060 (2025)
Assessed Value	\$386,194
Previous Assessed	\$378,622

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2026	Financing	Grant Deed			
May 2, 2002	Recorded document	Grant Deed			

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

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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