

Single Family Residence **RESIDENTIAL**

6550 POWDER RIDGE DR

ROCKLIN, CA 95765

\$616,741 TopHap Estimate · \$305 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,021 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$617K

\$601K low

\$632K high

Last Sale

\$550,000 · Dec 30, 2020

Est. Owner Equity

\$66,741

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$7,417 (2025)
Assessed Value	\$607,243
Previous Assessed	\$595,337

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

48
FLOOD

1
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 28, 2020	Resale	Grant Deed	\$550,000	\$272	\$550K
Jul 12, 2018	Resale	Grant Deed	\$479,000	\$237	\$410K
May 6, 2015	Quitclaim	Quit Claim Transfer			\$361K
May 28, 2014	Financing	Intrafamily Transfer			
Apr 7, 2014	Resale	Grant Deed	\$380,000	\$188	
Feb 14, 2012	Quitclaim	Quit Claim Transfer			
Feb 14, 2012	Financing	Intrafamily Transfer			\$150K
Feb 5, 2004	Quitclaim	Quit Claim Transfer			
Mar 29, 2002	Resale	Grant Deed	\$261,500	\$129	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	2.3 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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