

Single Family Residence **RESIDENTIAL**

6557 POWDER RIDGE DR

ROCKLIN, CA 95765

\$584,492 TopHap Estimate · \$268 / ft² · confidence 96 · 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

\$584K

\$563K low

\$606K high

Last Sale

\$417,000 · Mar 13, 2017

Est. Owner Equity

\$167,492

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,206 (2025)
Assessed Value	\$493,636
Previous Assessed	\$483,958

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

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 8, 2017	Resale	Grant Deed	\$417,000	\$191	\$417K
Mar 31, 2011	Resale	Grant Deed	\$200,000	\$92	\$160K
May 27, 2010	Foreclosure sale	Trustees Deed	\$456,132	\$209	
Nov 29, 2006	Financing	Intrafamily Transfer			\$400K
Feb 7, 2006	Financing	Grant Deed			\$400K
Jun 1, 2005	Quitclaim	Quit Claim Transfer			
Apr 30, 2002	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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