

Single Family Residence

RESIDENTIAL

6561 POWDER RIDGE DR

ROCKLIN, CA 95765

\$611,911 TopHap Estimate · \$303 / ft² · confidence 96 · 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

\$612K

\$590K low

\$633K high

Last Sale

\$244,000 · Apr 29, 2002

Est. Owner Equity

\$311,911

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,824 (2025)
Assessed Value	\$371,164
Previous Assessed	\$363,887

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
Nov 30, 2011	Quitclaim	Quit Claim Transfer			\$221K
Apr 30, 2003	Quitclaim	Quit Claim Transfer			
Apr 30, 2003	Financing	Grant Deed			\$253K

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	Owner occupied
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