

Single Family Residence

RESIDENTIAL

6565 POWDER RIDGE DR

ROCKLIN, CA 95765

\$605,776 TopHap Estimate · \$300 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,021 ft²

LIVING AREA

0.13 ac

LOT SIZE

2

PARKING

VALUATION

\$606K

\$561K low

\$651K high

Last Sale

\$610,000 · Nov 26, 2025

Est. Owner Equity

\$605,776

TAX & ASSESSMENT

Property Tax	\$4,762 (2025)
Assessed Value	\$610,000
Previous Assessed	\$358,207

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 12, 2025	Resale	Grant Deed	\$610,000	\$302	
Feb 27, 2025	Financing	Intrafamily Transfer			
Mar 23, 2012	Quitclaim	Quit Claim Transfer			\$210K
Sep 26, 2008	Quitclaim	Quit Claim Transfer			
Mar 28, 2002	Resale	Grant Deed	\$242,500	\$120	\$206K
Mar 28, 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

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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