

Single Family Residence **RESIDENTIAL**

6503 TIMBERLINE WAY

ROCKLIN, CA 95765

\$765,173 TopHap Estimate · \$240 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,184 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$765K

\$669K low

\$862K high

Last Sale

\$315,500 · Apr 13, 2001

Est. Owner Equity

\$465,173

Loan-to-Value

40%

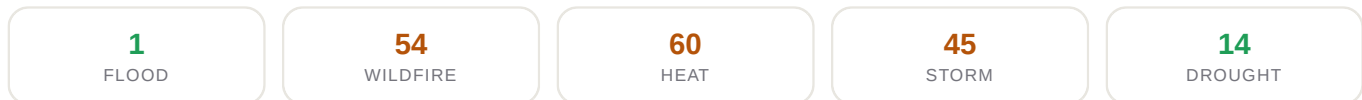
TAX & ASSESSMENT

Property Tax	\$6,053 (2025)
Assessed Value	\$484,871
Previous Assessed	\$475,364

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
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
Sep 23, 2024	Financing	Intrafamily Transfer			
Apr 13, 2001	Resale	Grant Deed	\$315,500	\$99	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.0 mi
Whitney High School	High	9–12	2.7 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------