

Single Family Residence

RESIDENTIAL

6505 TIMBERLINE WAY

ROCKLIN, CA 95765

\$672,679

TopHap Estimate · \$281 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,396 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$673K

\$650K low

\$695K high

Last Sale

\$253,500 · Jul 20, 2001

Est. Owner Equity

\$127,679

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,593 (2025)
Assessed Value	\$434,610
Previous Assessed	\$426,089

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

42
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2020	Quitclaim	Quit Claim Transfer			\$435K
Mar 12, 2007	Financing	Intrafamily Transfer			\$381K
Mar 12, 2007	Quitclaim	Quit Claim Transfer			
Jul 20, 2001	Resale	Grant Deed	\$253,500	\$106	\$195K

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	2.8 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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