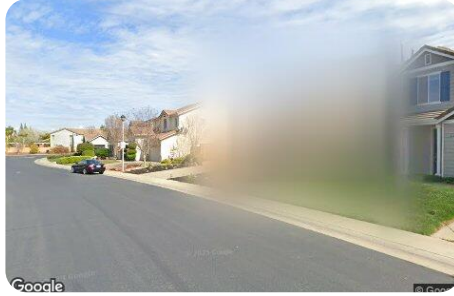


Single Family Residence **RESIDENTIAL**

6509 TIMBERLINE WAY

ROCKLIN, CA 95765

\$728,615 TopHap Estimate · \$260 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,798 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$729K

\$708K low

\$749K high

Last Sale

\$308,500 · Jul 13, 2001

Est. Owner Equity

\$218,615

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,142 (2025)
Assessed Value	\$493,251
Previous Assessed	\$483,581

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 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 13, 2018	Quitclaim	Quit Claim Transfer			
Jul 13, 2001	Resale	Grant Deed	\$308,500	\$110	\$140K

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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