

Single Family Residence **RESIDENTIAL**

6512 TIMBERLINE WAY

ROCKLIN, CA 95765

\$816,170 TopHap Estimate · \$256 / ft² · confidence 94 · as of Jul 14, 2026



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6

BEDS

3

BATHS

3,184 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$816K

\$769K low

\$863K high

Last Sale

\$829,000 · Nov 14, 2024

Est. Owner Equity

\$816,170

TAX & ASSESSMENT

Property Tax	\$9,974 (2025)
Assessed Value	\$845,580
Previous Assessed	\$829,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.22
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
Sep 24, 2025	Financing	Intrafamily Transfer			
Nov 7, 2024	Resale	Grant Deed	\$829,000	\$260	
Oct 2, 2024	Resale	Grant Deed	\$720,000	\$226	\$576K
Dec 20, 2016	Resale	Grant Deed	\$565,000	\$177	\$452K
Jul 13, 2001	Resale	Grant Deed	\$344,000	\$108	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	2.8 mi

District: Rocklin Unified School District



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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