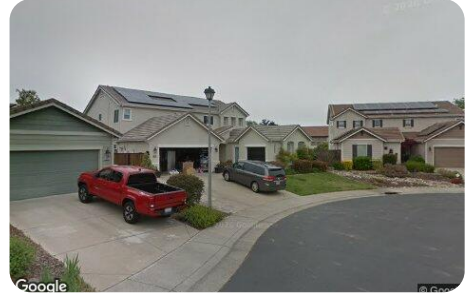


Single Family Residence **RESIDENTIAL**

6516 TIMBERLINE WAY

ROCKLIN, CA 95765

\$633,178 TopHap Estimate · \$305 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,078 ft²
LIVING AREA

0.16 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$633K

\$572K low

\$694K high

Last Sale

\$283,000 · Jun 27, 2001

Est. Owner Equity

\$0

Loan-to-Value

105%

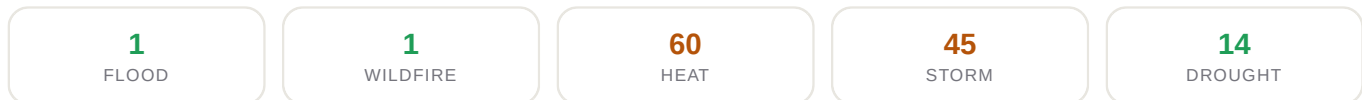
TAX & ASSESSMENT

Property Tax	\$5,949 (2025)
Assessed Value	\$475,135
Previous Assessed	\$465,819

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2021	Financing	Intrafamily Transfer			
Dec 3, 2002	Quitclaim	Quit Claim Transfer			\$237K
Jun 27, 2001	Resale	Grant Deed	\$283,000	\$136	\$226K

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

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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