

Single Family Residence **RESIDENTIAL**

6520 TIMBERLINE WAY

ROCKLIN, CA 95765

\$752,564 TopHap Estimate · \$252 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,992 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$753K

\$744K low

\$761K high

Last Sale

\$203,500 · Apr 25, 2014

Est. Owner Equity

\$162,564

Loan-to-Value

78%

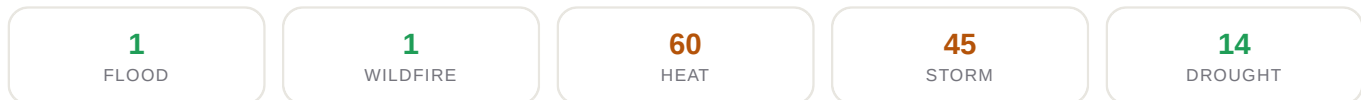
TAX & ASSESSMENT

Property Tax	\$6,038 (2025)
Assessed Value	\$483,500
Previous Assessed	\$474,021

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
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
Aug 18, 2017	Quitclaim	Quit Claim Transfer			
Apr 22, 2014	Non-arms-length	Grant Deed	\$203,500	\$68	\$305K
Feb 17, 2010	Financing	Intrafamily Transfer			\$322K
Jun 29, 2009	Quitclaim	Quit Claim Transfer			
Dec 16, 2002	Quitclaim	Quit Claim Transfer			\$300K
Aug 17, 2001	Resale	Grant Deed	\$321,000	\$107	\$257K

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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