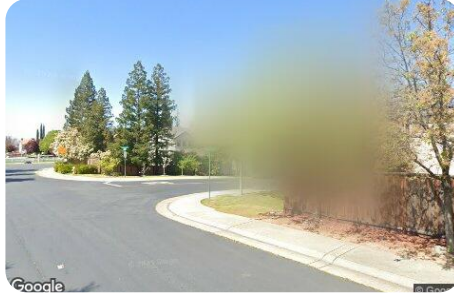


Single Family Residence **RESIDENTIAL**

6529 TIMBERLINE WAY

ROCKLIN, CA 95765

\$744,731 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,798 ft²

LIVING AREA

0.24 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$745K

\$711K low

\$778K high

Last Sale

\$300,000 · May 18, 2012

Est. Owner Equity

\$344,731

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,057 (2025)
Assessed Value	\$384,338
Previous Assessed	\$376,803

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

1
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2012	Resale	Grant Deed	\$300,000	\$107	\$240K
Sep 7, 2001	Resale	Grant Deed	\$305,500	\$109	\$244K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	2.0 mi
Whitney High School	High	9–12	2.9 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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