

Single Family Residence **RESIDENTIAL**

6562 POWDER RIDGE DR

ROCKLIN, CA 95765

\$633,501 TopHap Estimate · \$285 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,220 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$634K

\$621K low

\$646K high

Last Sale

\$269,500 · Mar 28, 2002

Est. Owner Equity

\$312,801

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,098 (2025)
Assessed Value	\$405,682
Previous Assessed	\$397,728

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	59 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
Nov 16, 2012	Quitclaim	Quit Claim Transfer			
Nov 9, 2012	Quitclaim	Quit Claim Transfer			\$241K
Mar 28, 2002	Resale	Grant Deed	\$269,500	\$121	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	2.3 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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