

Single Family Residence

RESIDENTIAL

6501 TIMBERLINE WAY

ROCKLIN, CA 95765

\$679,232 TopHap Estimate · \$327 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,078 ft²

LIVING AREA

0.19 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$679K

\$632K low

\$726K high

Last Sale

\$689,000 · Dec 4, 2024

Est. Owner Equity

\$2,712

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$8,375 (2025)
Assessed Value	\$702,780
Previous Assessed	\$689,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	57 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
Dec 2, 2024	Resale	Grant Deed	\$689,000	\$332	\$677K
Nov 16, 2005	Resale	Grant Deed	\$525,000	\$253	\$420K
Nov 7, 2005	Quitclaim	Quit Claim Transfer			
Mar 30, 2001	Resale	Grant Deed	\$247,500	\$119	\$164K
Mar 30, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.0 mi
Whitney High School	High	9–12	2.7 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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