

Single Family Residence **RESIDENTIAL**

6554 POWDER RIDGE DR

ROCKLIN, CA 95765

\$667,719 TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,584 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$668K

\$638K low

\$697K high

Last Sale

\$545,000 · Sep 3, 2020

Est. Owner Equity

\$42,591

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$7,282 (2025)
Assessed Value	\$601,721
Previous Assessed	\$589,924

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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
May 19, 2023	Financing	Intrafamily Transfer			
Sep 1, 2020	Resale	Grant Deed	\$545,000	\$211	\$535K
Apr 3, 2009	Quitclaim	Quit Claim Transfer			
Apr 2, 2009	Resale	Grant Deed	\$325,000	\$126	\$244K
Sep 10, 2008	Non-arms-length	Trustees Deed	\$322,700	\$125	
Sep 18, 2006	Quitclaim	Quit Claim Transfer			
Sep 18, 2006	Resale	Grant Deed	\$546,500	\$211	\$437K
May 12, 2004	Quitclaim	Quit Claim Transfer			\$338K
Jan 22, 2004	Quitclaim	Quit Claim Transfer			
Oct 1, 2003	Quitclaim	Quit Claim Transfer			\$75K
Mar 29, 2002	Resale	Grant Deed	\$287,500	\$111	\$140K

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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