

Single Family Residence **RESIDENTIAL**

6574 POWDER RIDGE DR

ROCKLIN, CA 95765

\$705,047 TopHap Estimate · \$320 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,206 ft²

LIVING AREA

0.19 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$705K

\$678K low

\$732K high

Last Sale

\$500,000 · Jul 6, 2006

Est. Owner Equity

\$175,047

Loan-to-Value

75%

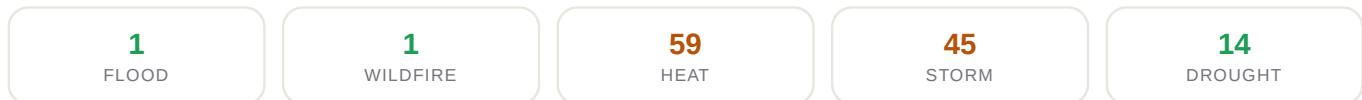
TAX & ASSESSMENT

Property Tax	\$8,562 (2025)
Assessed Value	\$721,833
Previous Assessed	\$707,681

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2006	Resale	Individual Deed	\$500,000	\$227	\$400K
Mar 13, 2002	Resale	Grant Deed	\$257,500	\$117	\$206K

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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