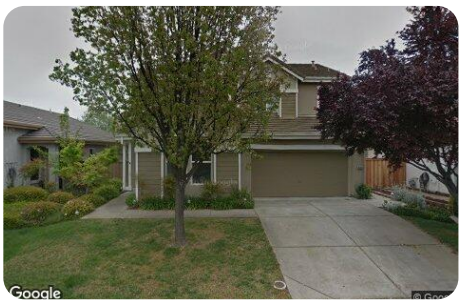
Single Family Residence RESIDENTIAL

6509 POWDER RIDGE DR

ROCKLIN, CA 95765

$654,760 TopHap Estimate · $279 / ft² · confidence 97 · as of Jul 14, 2026



5	3.5	2,346 ft²	0.13 ac
BEDS	BATHS	LIVING AREA	LOT SIZE

2002	2
YEAR BUILT	PARKING

VALUATION

$655K

$637K low — $672K high

Last Sale	**$470,000 · Jul 26, 2017**
Est. Owner Equity	**$102,260**
Loan-to-Value	**84%**

TAX & ASSESSMENT

Property Tax	**$6,682 (2025)**
Assessed Value	**$545,469**
Previous Assessed	**$534,775**

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

48	1	14
FLOOD	WILDFIRE	DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Aug 28, 2021	Financing	Intrafamily Transfer			$200K
Jul 19, 2017	Resale	Grant Deed	$470,000	$200	$353K
May 13, 2014	Quitclaim	Quit Claim Transfer			
May 13, 2014	Financing	Intrafamily Transfer			$311K
Jun 29, 2010	Quitclaim	Quit Claim Transfer			
Jun 9, 2008	Resale	Grant Deed	$365,000	$156	$329K
Jan 17, 2008	Non-arms-length	Trustees Deed	$360,000	$153	
Nov 16, 2005	Resale	Grant Deed	$545,000	$232	$436K
Sep 19, 2002	Resale	Grant Deed	$284,500	$121	$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.2 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	82	45,567	$126K	61°F	78%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	**Owner occupied**