

Single Family Residence **RESIDENTIAL**

# 1532 RAPID FALLS LN

ROCKLIN, CA 95765

**\$686,411** TopHap Estimate · \$334 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



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**4**

BEDS

**3**

BATHS

**2,054 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2024**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$686K**

**\$658K low**

**\$715K high**

Last Sale

**\$650,000 · Nov 27, 2024**

Est. Owner Equity

**\$686,411**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,297 (2025) |
| Assessed Value    | \$662,989      |
| Previous Assessed | \$649,990      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.09                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 70<br>FLOOD | 66<br>WILDFIRE | 14<br>DROUGHT |
|-------------|----------------|---------------|

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

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Whitney High School         | High       | 9–12   | 0.6 mi   |
| Twin Oaks Elementary School | Elementary | KG–6   | 1.7 mi   |
| Granite Oaks Middle School  | Middle     | 7–8    | 1.9 mi   |

District: Rocklin Unified School District



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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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|