

Single Family Residence **RESIDENTIAL**

2704 ASHLAND CT

ROCKLIN, CA 95765

\$700,171 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,600 ft²

LIVING AREA

0.22 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$700K

\$681K low

\$719K high

Last Sale

\$319,000 · Oct 14, 2011

Est. Owner Equity

\$458,171

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,480 (2025)
Assessed Value	\$408,633
Previous Assessed	\$400,621

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

60
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2021	Financing	Intrafamily Transfer			\$242K
May 3, 2021	Financing	Intrafamily Transfer			
Feb 23, 2018	Quitclaim	Quit Claim Transfer			
Sep 14, 2011	Quitclaim	Quit Claim Transfer			
Sep 15, 2011	Resale	Grant Deed	\$319,000	\$123	
Sep 14, 2011	Quitclaim	Quit Claim Transfer			\$255K
Aug 4, 2011	Foreclosure sale	Trustees Deed	\$401,649	\$154	
Apr 8, 2011	Quitclaim	Quit Claim Transfer			
Aug 3, 2007	Resale	Grant Deed	\$435,000	\$167	\$413K
May 9, 2007	Non-arms-length	Trustees Deed	\$466,875	\$180	
Apr 11, 2003	Resale	Grant Deed	\$392,000	\$151	\$353K

Jul 29, 1994	Resale	Grant Deed	\$213,000	\$82	\$202K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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