

Single Family Residence **RESIDENTIAL**

2714 ASHLAND CT

ROCKLIN, CA 95765

\$608,056 TopHap Estimate · \$349 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,744 ft²

LIVING AREA

0.17 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$608K

\$577K low

\$639K high

Last Sale

\$272,000 · Sep 2, 2010

Est. Owner Equity

\$394,056

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,013 (2025)
Assessed Value	\$355,433
Previous Assessed	\$348,465

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

86
FLOOD

53
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2010	Resale	Grant Deed	\$272,000	\$156	\$268K
Jun 30, 2010	Recorded document	Trustees Deed			
Mar 19, 2007	Quitclaim	Quit Claim Transfer			
Mar 19, 2007	Resale	Grant Deed	\$405,000	\$232	\$324K
Oct 14, 2004	Quitclaim	Quit Claim Transfer			
Oct 14, 2004	Quitclaim	Quit Claim Transfer			\$336K
Jul 26, 2004	Quitclaim	Quit Claim Transfer			
Apr 30, 2004	Resale	Grant Deed	\$340,000	\$195	\$276K
Jun 30, 1994	Resale	Grant Deed	\$173,500	\$99	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.0 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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