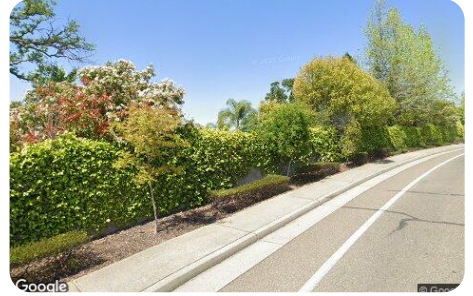


Single Family Residence **RESIDENTIAL**

## 2109 PYRAMID CT

ROCKLIN, CA 95765

**\$1,330,500** TopHap Estimate · \$330 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**4**

BEDS

**4**

BATHS

**4,037 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**2004**

YEAR BUILT

**3**

PARKING

### VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$250,000 · Nov 3, 2003**

Est. Owner Equity

**\$735,500**

Loan-to-Value

**45%**

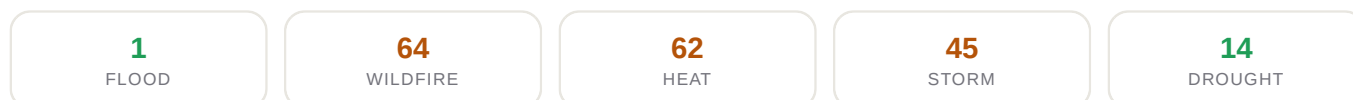
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$14,584 (2025) |
| Assessed Value    | \$1,294,386     |
| Previous Assessed | \$1,269,007     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.31                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 11, 2017 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Nov 3, 2003  | Resale    | Grant Deed          | \$250,000 | \$62               | \$650K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Granite Oaks Middle School    | Middle     | 7–8    | 0.5 mi   |
| Rocklin High School           | High       | 9–12   | 0.9 mi   |
| Valley View Elementary School | Elementary | KG–6   | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|