

Condominium

RESIDENTIAL

1191 WHITNEY RANCH PKWY

ROCKLIN, CA 95765

\$299,356 TopHap Estimate · \$333 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

898 ft²

LIVING AREA

1,002 ft²

LOT SIZE

2007

YEAR BUILT

VALUATION

\$299K

\$277K low

\$322K high

Last Sale

\$207,273 · Sep 28, 2018

Est. Owner Equity

\$91,356

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,004 (2025)
Assessed Value	\$236,548
Previous Assessed	\$231,911

PROPERTY FACTS

Property Type	Condominium
Style	Colonial
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	68 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2019	Financing	Intrafamily Transfer			\$206K
Sep 26, 2018	Resale	Grant Deed	\$207,273	\$231	\$202K
Aug 15, 2014	Resale	Grant Deed	\$146,500	\$163	\$139K
Oct 14, 2013	Resale	Grant Deed	\$142,000	\$158	
Jun 11, 2009	Resale	Grant Deed	\$124,000	\$138	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.4 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.9 mi
Granite Oaks Middle School	Middle	7–8	2.2 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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