

Single Family Residence **RESIDENTIAL**

2707 DEVON CT

ROCKLIN, CA 95765

\$728,088 TopHap Estimate · \$326 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,236 ft²

LIVING AREA

0.22 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$728K

\$666K low

\$790K high

Last Sale

\$735,000 · Sep 15, 2025

Est. Owner Equity

\$331,088

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$6,671 (2025)
Assessed Value	\$735,000
Previous Assessed	\$600,246

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2025	Resale	Grant Deed	\$735,000	\$329	\$397K
Apr 5, 2021	Financing	Intrafamily Transfer			\$437K
Apr 7, 2017	Quitclaim	Quit Claim Transfer			
Apr 6, 2017	Resale	Grant Deed	\$485,000	\$217	\$364K
Nov 8, 1991	Resale	Grant Deed	\$197,500	\$88	\$177K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.3 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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