

Single Family Residence **RESIDENTIAL**

2706 DEVON CT

ROCKLIN, CA 95765

\$674,304 TopHap Estimate · \$332 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,032 ft²

LIVING AREA

0.35 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$674K

\$652K low

\$696K high

Est. Owner Equity

\$430,374

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,395 (2025)
Assessed Value	\$391,593
Previous Assessed	\$383,915

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.35
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2023	Financing	Intrafamily Transfer			
Jan 5, 2004	Quitclaim	Quit Claim Transfer			
Nov 26, 1996	Quitclaim	Quit Claim Transfer			
Aug 4, 1993	Quitclaim	Quit Claim Transfer			\$159K
Dec 26, 1990	Resale	Grant Deed	\$213,000	\$105	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.1 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.

NEIGHBORHOOD · ZIP 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------