

Single Family Residence **RESIDENTIAL**

2603 RACHEL CT

ROCKLIN, CA 95765

\$698,199 TopHap Estimate · \$311 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,246 ft²

LIVING AREA

0.23 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$698K

\$657K low

\$739K high

Last Sale

\$173,000 · Sep 22, 1994

Est. Owner Equity

\$472,299

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,288 (2025)
Assessed Value	\$388,674
Previous Assessed	\$381,054

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

74
FLOOD

53
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2021	Financing	Intrafamily Transfer			
Sep 22, 1994	Resale	Grant Deed	\$173,000	\$77	\$156K
Oct 15, 1993	Resale	Grant Deed	\$1,395,000	\$621	
May 6, 1993	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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