

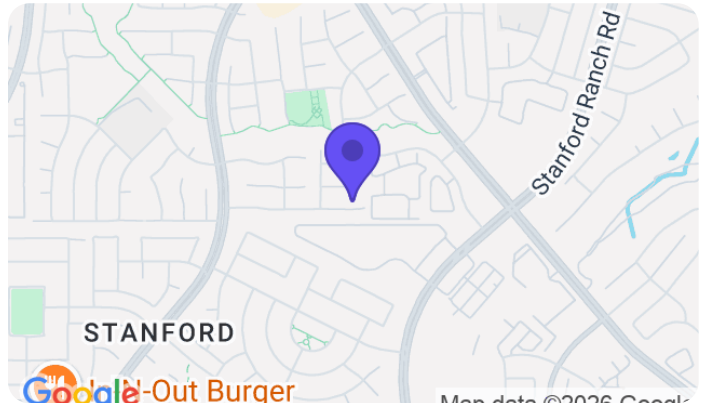
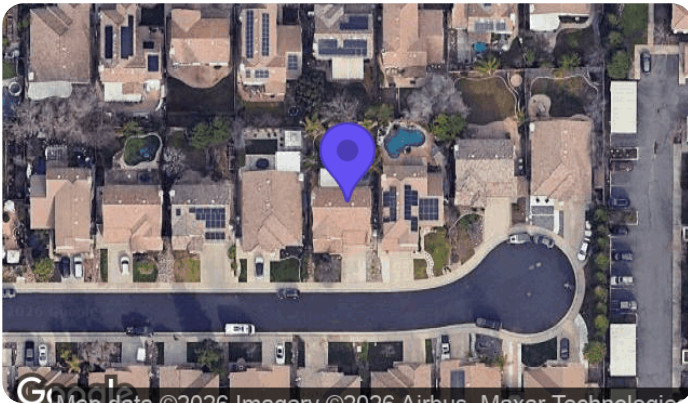
Single Family Residence

RESIDENTIAL

2249 MISTY HOLLOW CT

ROCKLIN, CA 95765

\$682,202 TopHap Estimate · \$314 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,173 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$682K

\$664K low

\$701K high

Last Sale

\$305,000 · Aug 26, 2008

Est. Owner Equity

\$682,202

TAX & ASSESSMENT

Property Tax	\$5,114 (2025)
Assessed Value	\$400,606
Previous Assessed	\$392,752

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

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

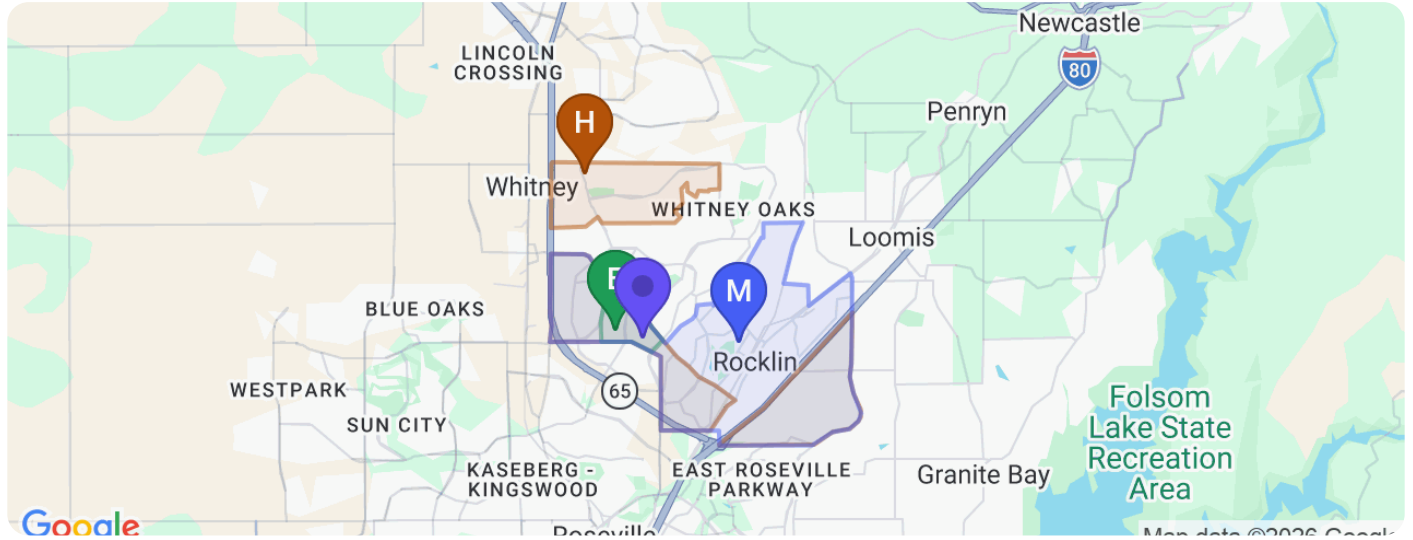
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2021	Financing	Intrafamily Transfer			
Aug 22, 2008	Resale	Grant Deed	\$305,000	\$140	
Feb 6, 2008	Non-arms-length	Trustees Deed	\$430,790	\$198	
Apr 24, 2007	Resale	Grant Deed	\$505,000	\$232	\$404K
Feb 22, 2007	Recorded document	Grant Deed			
Dec 1, 2006	Resale	Grant Deed	\$570,000	\$262	\$464K
Sep 27, 2005	Resale	Grant Deed	\$480,000	\$221	
Oct 6, 2005	Financing	Grant Deed			\$428K
Mar 4, 2003	Quitclaim	Quit Claim Transfer			\$290K
May 25, 2001	Resale	Grant Deed	\$249,000	\$115	\$237K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.6 mi
Whitney High School	High	9–12	2.9 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	Absentee owner
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