

Single Family Residence

RESIDENTIAL

2928 PIER PL

ROCKLIN, CA 95765

\$657,422 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,922 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$657K

\$638K low

\$677K high

Last Sale

\$274,000 · Jan 30, 2009

Est. Owner Equity

\$451,422

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,187 (2025)
Assessed Value	\$359,886
Previous Assessed	\$352,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

42
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 13, 2009	Resale	Grant Deed	\$274,000	\$143	\$219K
Sep 16, 2008	Non-arms-length	Trustees Deed	\$400,300	\$208	
Aug 8, 2005	Financing	Intrafamily Transfer			\$166K
Jun 4, 2003	Quitclaim	Quit Claim Transfer			
Jun 4, 2003	Resale	Grant Deed	\$328,000	\$171	\$262K
Aug 27, 1999	Resale	Grant Deed	\$180,500	\$94	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.3 mi
Rocklin High School	High	9–12	0.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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