

Single Family Residence **RESIDENTIAL**

2813 PORT PL

ROCKLIN, CA 95765

\$602,224 TopHap Estimate · \$424 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,420 ft²

LIVING AREA

0.18 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$602K

\$580K low

\$625K high

Last Sale

\$561,000 · Sep 1, 2022

Est. Owner Equity

\$153,424

Loan-to-Value

76%

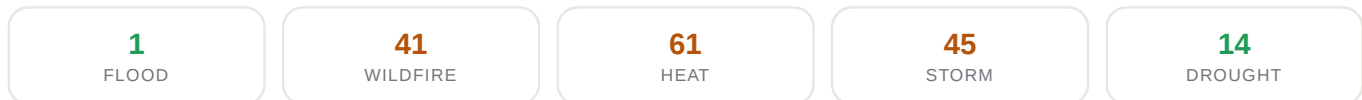
TAX & ASSESSMENT

Property Tax	\$6,773 (2025)
Assessed Value	\$595,337
Previous Assessed	\$583,664

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2022	Resale	Grant Deed	\$561,000	\$395	\$449K
Jun 8, 2016	Resale	Grant Deed	\$360,000	\$254	\$288K
Oct 1, 2008	Resale	Grant Deed	\$280,000	\$197	\$275K
Jul 26, 2005	Resale	Grant Deed	\$391,500	\$276	\$371K
Feb 10, 2005	Resale	Grant Deed	\$390,000	\$275	
Oct 28, 1999	Resale	Grant Deed	\$153,000	\$108	\$158K

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	0.4 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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