

Single Family Residence **RESIDENTIAL**

2711 ASHLAND CT

ROCKLIN, CA 95765

\$687,614 TopHap Estimate · \$338 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,032 ft²

LIVING AREA

0.15 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$688K

\$664K low

\$711K high

Est. Owner Equity

\$47,833

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$5,578 (2025)
Assessed Value	\$502,604
Previous Assessed	\$492,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

93
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
Apr 4, 2020	Financing	Intrafamily Transfer			\$407K
Jun 2, 2015	Resale	Grant Deed	\$410,000	\$202	\$403K
Nov 14, 2006	Financing	Intrafamily Transfer			\$331K
Mar 23, 2006	Financing	Grant Deed			\$310K
Aug 26, 2004	Quitclaim	Quit Claim Transfer			\$275K
Aug 5, 2004	Quitclaim	Quit Claim Transfer			
Mar 25, 2003	Quitclaim	Quit Claim Transfer			\$165K
Dec 16, 1994	Quitclaim	Quit Claim Transfer			
May 25, 1994	Resale	Trustees Deed	\$179,000	\$88	\$134K
May 25, 1994	Quitclaim	Quit Claim Transfer			\$134K
Oct 15, 1993	Resale	Grant Deed	\$1,395,000	\$687	

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	0.9 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