

Single Family Residence **RESIDENTIAL**

2717 ASHLAND CT

ROCKLIN, CA 95765

\$920,218 TopHap Estimate · \$287 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

3

BATHS

3,201 ft²

LIVING AREA

0.27 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$920K

\$828K low

\$1M high

Last Sale

\$250,000 · Aug 19, 1994

Est. Owner Equity

\$486,223

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,943 (2025)
Assessed Value	\$444,893
Previous Assessed	\$436,170

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

70
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2024	Financing	Intrafamily Transfer			
May 7, 1998	Quitclaim	Quit Claim Transfer			\$221K
Aug 19, 1994	Resale	Grant Deed	\$250,000	\$78	\$238K
Oct 15, 1993	Resale	Grant Deed	\$1,395,000	\$436	
May 6, 1993	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.0 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------