

Single Family Residence **RESIDENTIAL**

2540 RUBY CT

ROCKLIN, CA 95677

\$699,499 TopHap Estimate · \$308 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,273 ft²

LIVING AREA

0.18 ac

LOT SIZE

1979

YEAR BUILT

8

ROOMS

2

PARKING

VALUATION

\$699K

\$669K low

\$730K high

Est. Owner Equity

\$354,499

Loan-to-Value

50%

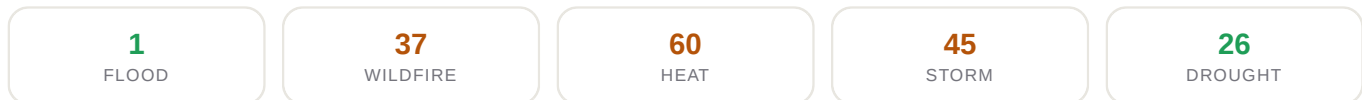
TAX & ASSESSMENT

Property Tax	\$2,680 (2025)
Assessed Value	\$248,126
Previous Assessed	\$243,261

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
May 25, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.5 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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