

Single Family Residence **RESIDENTIAL**

# 2445 RIDGEWOOD CT

ROCKLIN, CA 95677

**\$568,916** TopHap Estimate · \$354 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,608 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1981**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$569K**

\$546K low

\$592K high

Last Sale

**\$565,000 · Dec 26, 2024**

Est. Owner Equity

**\$32,166**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,246 (2025) |
| Assessed Value    | \$576,300      |
| Previous Assessed | \$565,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**60**  
HEAT

**45**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|----------------------|-----------|--------------------|--------|
| <b>Dec 20, 2024</b> | Resale    | Grant Deed           | \$565,000 | \$351              | \$537K |
| <b>Dec 21, 2017</b> | Financing | Intrafamily Transfer |           |                    | \$247K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Rocklin Elementary School</b> | Elementary | KG–6   | 1.4 mi   |
| <b>Spring View Middle School</b> | Middle     | 7–8    | 1.4 mi   |
| <b>Rocklin High School</b>       | High       | 9–12   | 2.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|