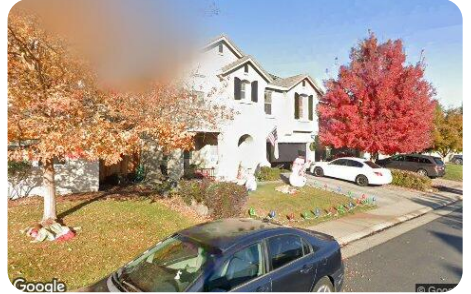


Single Family Residence **RESIDENTIAL**

2140 ARNOLD DR

ROCKLIN, CA 95765

\$619,749 TopHap Estimate · \$297 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,084 ft²

LIVING AREA

0.11 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$620K

\$610K low

\$629K high

Last Sale

\$275,000 · Jun 15, 2009

Est. Owner Equity

\$390,249

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,734 (2025)
Assessed Value	\$361,199
Previous Assessed	\$354,117

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2009	Resale	Grant Deed	\$275,000	\$132	\$270K
May 11, 2009	Foreclosure sale	Trustees Deed	\$130,001	\$62	
Jan 31, 2003	Financing	Grant Deed			\$189K
May 31, 2002	Resale	Grant Deed	\$240,000	\$115	\$192K
May 31, 2002	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	2.2 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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