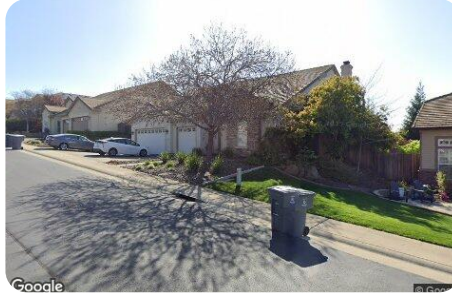


Single Family Residence **RESIDENTIAL**

# 1712 PIUTE ST

ROCKLIN, CA 95765

**\$972,758** TopHap Estimate · \$305 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,187 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$973K**

\$891K low

\$1.1M high

Last Sale

**\$950,000 · Jun 14, 2024**

Est. Owner Equity

**\$260,258**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,744 (2025) |
| Assessed Value    | \$988,380       |
| Previous Assessed | \$969,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

**1**  
FLOOD

**62**  
WILDFIRE

**61**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| Jun 7, 2024  | Resale          | Grant Deed | \$950,000 | \$298              | \$713K |
| Sep 7, 2012  | Resale          | Grant Deed | \$443,000 | \$139              |        |
| Nov 8, 2004  | Non-arms-length | Grant Deed | \$578,000 | \$181              | \$458K |
| Aug 28, 2002 | Resale          | Grant Deed | \$417,500 | \$131              | \$194K |
| Jul 6, 2000  | Resale          | Grant Deed | \$349,000 | \$110              | \$210K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Twin Oaks Elementary School | Elementary | KG–6   | 1.1 mi   |
| Granite Oaks Middle School  | Middle     | 7–8    | 1.2 mi   |
| Rocklin High School         | High       | 9–12   | 1.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</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> |
|-----------|-----------------------|