

Single Family Residence **RESIDENTIAL**

1220 REGINA ST

ROCKLIN, CA 95765

\$870,996 TopHap Estimate · \$302 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,885 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$871K

\$833K low

\$909K high

Last Sale

\$535,000 · Jul 19, 2017

Est. Owner Equity

\$549,996

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,826 (2025)
Assessed Value	\$620,908
Previous Assessed	\$608,734

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

62
FLOOD

67
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2022	Financing	Intrafamily Transfer			
Jul 17, 2017	Resale	Grant Deed	\$535,000	\$185	\$321K
Apr 1, 2013	Financing	Intrafamily Transfer			\$328K
May 21, 2008	Resale	Grant Deed	\$440,000	\$153	\$340K
Aug 30, 2004	Resale	Grant Deed	\$615,000	\$213	\$431K
Apr 25, 2002	Resale	Grant Deed	\$375,000	\$130	\$300K
Jun 23, 2000	Resale	Grant Deed	\$283,500	\$98	\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.6 mi

Rocklin High School	High	9–12	1.7 mi
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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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