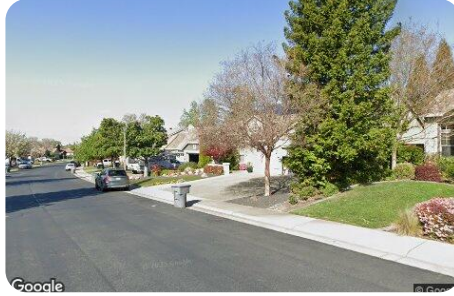


Single Family Residence **RESIDENTIAL**

# 1663 IROQUOIS RD

ROCKLIN, CA 95765

**\$972,090** TopHap Estimate · \$305 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

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

LIVING AREA

**0.25 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$972K**

\$939K low

\$1M high

Last Sale

**\$495,500 · May 1, 2013**

Est. Owner Equity

**\$659,590**

Loan-to-Value

**32%**

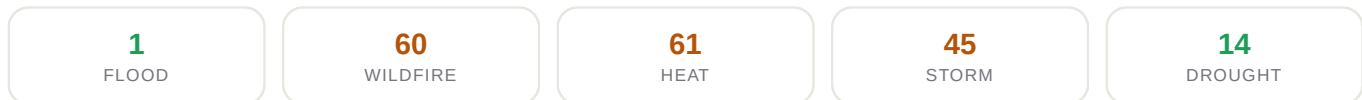
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,766 (2025) |
| Assessed Value    | \$622,362      |
| Previous Assessed | \$610,160      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.25                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 25, 2013 | Resale    | Grant Deed          | \$495,500 | \$155              | \$396K |
| Aug 18, 2006 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 7, 2004  | Resale    | Grant Deed          | \$570,000 | \$179              | \$325K |
| Sep 15, 2000 | Resale    | Grant Deed          | \$322,500 | \$101              | \$135K |

## 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> |
|-----------|-----------------------|