

Single Family Residence **RESIDENTIAL**

2706 STREAM CT

ROCKLIN, CA 95765

\$667,566 TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,056 ft²

LIVING AREA

0.2 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$668K

\$636K low

\$699K high

Est. Owner Equity

\$44,566

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,409 (2025)
Assessed Value	\$400,083
Previous Assessed	\$392,240

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

44
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2026	Financing	Intrafamily Transfer			
Oct 17, 1991	Non-arms-length	Grant Deed	\$201,500	\$98	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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