

Single Family Residence **RESIDENTIAL**

## 2709 ASHLAND CT

ROCKLIN, CA 95765

**\$727,082** TopHap Estimate · \$417 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,744 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$727K**

\$700K low

\$754K high

Last Sale

**\$516,000 · Jul 8, 2005**

Est. Owner Equity

**\$236,882**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,810 (2025) |
| Assessed Value    | \$719,116      |
| Previous Assessed | \$705,016      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

**10**  
FLOOD

**32**  
WILDFIRE

**60**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-------------|--------------------|--------|
| Nov 21, 2024 | Financing         | Intrafamily Transfer |             |                    |        |
| Jun 30, 2005 | Resale            | Grant Deed           | \$516,000   | \$296              | \$413K |
| Apr 12, 2002 | Resale            | Grant Deed           | \$295,000   | \$169              | \$251K |
| Jun 24, 1994 | Resale            | Grant Deed           | \$168,000   | \$96               | \$160K |
| Oct 15, 1993 | Resale            | Grant Deed           | \$1,395,000 | \$800              |        |
| May 6, 1993  | Recorded document | Mortgage             |             |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Twin Oaks Elementary School | Elementary | KG–6   | 0.2 mi   |
| Rocklin High School         | High       | 9–12   | 0.9 mi   |
| Granite Oaks Middle School  | Middle     | 7–8    | 1.1 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> |
|-----------|-----------------------|