

Single Family Residence **RESIDENTIAL**

2540 MORGAN CT

ROCKLIN, CA 95677

\$786,799 TopHap Estimate · \$260 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,028 ft²

LIVING AREA

0.34 ac

LOT SIZE

1979

YEAR BUILT

2

PARKING

VALUATION

\$787K

\$746K low

\$827K high

Last Sale

\$507,500 · Jun 6, 2019

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$7,071 (2025)
Assessed Value	\$607,613
Previous Assessed	\$595,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2023	Quitclaim	Quit Claim Transfer			
Jun 3, 2019	Resale	Grant Deed	\$507,500	\$168	\$48M
Oct 28, 2004	Resale	Grant Deed	\$444,000	\$147	\$315K
Jul 12, 1995	Resale	Grant Deed	\$161,500	\$53	\$153K
Jun 8, 1993	Recorded document	Grant Deed			
Mar 16, 1993	Recorded document	Grant Deed			
Jul 24, 1992	Resale	Grant Deed	\$225,000	\$74	
Feb 22, 1990	Quitclaim	Quit Claim Transfer			\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.6 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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