

Single Family Residence **RESIDENTIAL**

2018 TAFT DR

ROCKLIN, CA 95765

\$730,549 TopHap Estimate · \$364 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,007 ft²
LIVING AREA

0.16 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$731K

\$708K low

\$753K high

Last Sale

\$655,000 · Nov 18, 2021

Est. Owner Equity

\$206,549

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$8,361 (2025)
Assessed Value	\$708,992
Previous Assessed	\$695,091

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

1
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2022	Financing	Intrafamily Transfer			
Nov 10, 2021	Resale	Grant Deed	\$655,000	\$326	\$524K
Apr 8, 2008	Resale	Grant Deed	\$329,000	\$164	\$336K
Feb 27, 2008	Non-arms-length	Trustees Deed	\$346,275	\$173	
May 12, 2005	Resale	Grant Deed	\$483,000	\$241	\$392K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.5 mi
Spring View Middle School	Middle	7–8	2.5 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	Absentee owner
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