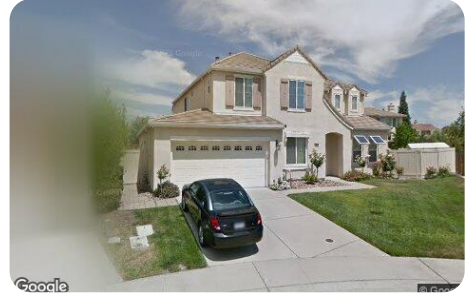


Single Family Residence **RESIDENTIAL**

# 1805 WHIMBREL CT

ROCKLIN, CA 95765

**\$786,306** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,221 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**2001**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$786K**

\$761K low

\$812K high

Last Sale

**\$415,000 · Dec 16, 2011**

Est. Owner Equity

**\$178,307**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,485 (2025) |
| Assessed Value    | \$531,676      |
| Previous Assessed | \$521,252      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.29                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

**1**  
FLOOD

**33**  
WILDFIRE

**59**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED            | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------|-----------|--------------------|--------|
| Jul 21, 2020 | Financing | Correction Deed |           |                    | \$358K |
| Dec 14, 2011 | Resale    | Grant Deed      | \$415,000 | \$129              | \$332K |
| Mar 18, 2005 | Resale    | Grant Deed      | \$770,000 | \$239              | \$616K |
| Jun 14, 2001 | Resale    | Grant Deed      | \$381,000 | \$118              | \$275K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Ruhkala Elementary School | Elementary | KG–6   | 0.1 mi   |
| Whitney High School       | High       | 9–12   | 2.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|