

Single Family Residence **RESIDENTIAL**

2012 TAFT DR

ROCKLIN, CA 95765

\$777,292 TopHap Estimate · \$361 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,156 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$777K

\$760K low

\$795K high

Last Sale

\$745,000 · Jun 13, 2022

Est. Owner Equity

\$181,292

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$9,470 (2025)
Assessed Value	\$806,410
Previous Assessed	\$790,599

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2022	Resale	Grant Deed	\$745,000	\$346	\$596K
Dec 6, 2018	Resale	Grant Deed	\$492,500	\$228	
Apr 4, 2005	Quitclaim	Quit Claim Transfer			
Nov 15, 2002	Resale	Grant Deed	\$311,000	\$144	\$249K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	2.4 mi
Whitney High School	High	9–12	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	Owner occupied
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