

Single Family Residence **RESIDENTIAL**

# 1806 WHIMBREL CT

ROCKLIN, CA 95765

**\$835,019** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,266 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2001**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$835K**

\$781K low

\$889K high

Last Sale

**\$835,000 · Mar 19, 2026**

Est. Owner Equity

**\$350,019**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,634 (2025) |
| Assessed Value    | \$538,504      |
| Previous Assessed | \$527,946      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.25                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## 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   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Mar 16, 2026 | Resale          | Grant Deed    | \$835,000 | \$256              | \$485K |
| May 19, 2009 | Resale          | Grant Deed    | \$400,000 | \$122              | \$393K |
| Dec 26, 2008 | Non-arms-length | Trustees Deed | \$331,200 | \$101              |        |
| Jun 30, 2006 | Resale          | Grant Deed    | \$721,000 | \$221              | \$577K |
| May 31, 2001 | Resale          | Grant Deed    | \$408,000 | \$125              | \$367K |

## 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> |
|-----------|-----------------------|