

Single Family Residence

**RESIDENTIAL**

# 2810 KEY CT

ROCKLIN, CA 95765

**\$621,413** TopHap Estimate · \$378 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,645 ft<sup>2</sup>**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**2000**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$621K**

\$576K low

\$667K high

Last Sale

**\$240,000 · Aug 10, 2009**

Est. Owner Equity

**\$371,413**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,828 (2025) |
| Assessed Value    | \$315,973      |
| Previous Assessed | \$309,779      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.10                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 36<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------------|-----------|--------------------|--------|
| Jul 6, 2009  | Resale           | Grant Deed          | \$240,000 | \$146              | \$236K |
| Sep 4, 2008  | Foreclosure sale | Trustees Deed       | \$353,501 | \$215              |        |
| Jun 12, 2007 | Resale           | Grant Deed          | \$410,000 | \$249              | \$328K |
| Jul 8, 2007  | Quitclaim        | Quit Claim Transfer |           |                    |        |
| May 30, 2001 | Quitclaim        | Quit Claim Transfer |           |                    | \$171K |
| Oct 17, 2000 | Quitclaim        | Quit Claim Transfer | \$216,000 | \$131              |        |
| Oct 17, 2000 | Resale           | Trustees Deed       | \$216,000 | \$131              | \$136K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Breen Elementary School | Elementary | KG–6   | 0.3 mi   |
| Rocklin High School     | High       | 9–12   | 0.6 mi   |

|                            |        |     |        |
|----------------------------|--------|-----|--------|
| Granite Oaks Middle School | Middle | 7–8 | 0.7 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|