

Single Family Residence **RESIDENTIAL**

## 2849 KEY CT

ROCKLIN, CA 95765

**\$597,505** TopHap Estimate · \$445 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,343 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$598K**

\$575K low

\$620K high

Last Sale

**\$191,000 · Sep 15, 2000**

Est. Owner Equity

**\$197,005**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,584 (2025) |
| Assessed Value    | \$293,005      |
| Previous Assessed | \$287,260      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**43**  
FLOOD

**45**  
WILDFIRE

**14**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Jul 30, 2003 | Financing | Grant Deed |           |                    | \$164K |
| Sep 15, 2000 | Resale    | Grant Deed | \$191,000 | \$142              | \$153K |

## 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 | Absentee owner |
|-----------|----------------|