

Single Family Residence **RESIDENTIAL**

2104 WESTMEATH WAY

ROCKLIN, CA 95765

\$737,943 TopHap Estimate · \$125 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,921 ft²

LIVING AREA

0.11 ac

LOT SIZE

2015

YEAR BUILT

3

PARKING

VALUATION

\$738K

\$713K low

\$763K high

Last Sale

\$751,000 · Aug 9, 2024

Est. Owner Equity

\$174,693

Loan-to-Value

76%

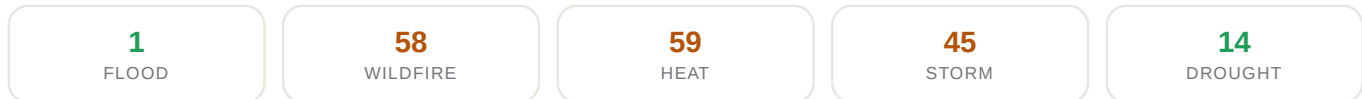
TAX & ASSESSMENT

Property Tax	\$10,345 (2025)
Assessed Value	\$766,020
Previous Assessed	\$751,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2024	Resale	Grant Deed	\$751,000	\$127	\$563K
Apr 2, 2021	Financing	Intrafamily Transfer			\$346K
Dec 4, 2015	Resale	Grant Deed	\$470,000	\$79	\$376K
Dec 11, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	2.3 mi
Whitney High School	High	9–12	2.4 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	Absentee owner
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