

Single Family Residence

RESIDENTIAL

2106 WESTMEATH WAY

ROCKLIN, CA 95765

\$637,446

TopHap Estimate · \$312 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,046 ft²

LIVING AREA

0.13 ac

LOT SIZE

2015

YEAR BUILT

2

PARKING

VALUATION

\$637K

\$615K low

\$660K high

Last Sale

\$551,500 · Sep 29, 2020

Est. Owner Equity

\$3,796

Loan-to-Value

97%

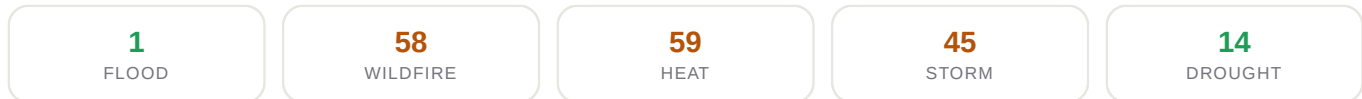
TAX & ASSESSMENT

Property Tax	\$8,591 (2025)
Assessed Value	\$608,567
Previous Assessed	\$596,635

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.13
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
Mar 5, 2021	Financing	Intrafamily Transfer			
Sep 24, 2020	Resale	Grant Deed	\$551,500	\$270	\$441K
Sep 4, 2019	Resale	Grant Deed	\$490,000	\$239	\$441K
Jul 30, 2015	Resale	Grant Deed	\$446,000	\$218	\$401K

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	Owner occupied
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