

Single Family Residence **RESIDENTIAL**

895 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$801,350 TopHap Estimate · \$322 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,492 ft²

LIVING AREA

0.13 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$801K

\$771K low

\$832K high

Last Sale

\$642,500 · Dec 30, 2020

Est. Owner Equity

\$223,100

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$10,457 (2025)
Assessed Value	\$709,369
Previous Assessed	\$695,461

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 24, 2020	Resale	Grant Deed	\$642,500	\$258	\$578K
Oct 12, 2018	Resale	Grant Deed	\$581,000	\$233	\$456K
Mar 10, 2017	Resale	Grant Deed	\$2,370,500	\$951	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.4 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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