

Single Family Residence **RESIDENTIAL**

891 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$688,678 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,000 ft²
LIVING AREA

0.1 ac
LOT SIZE

2018
YEAR BUILT

1
PARKING

VALUATION

\$689K

\$658K low

\$720K high

Last Sale

\$535,000 · Jul 24, 2020

Est. Owner Equity

\$688,678

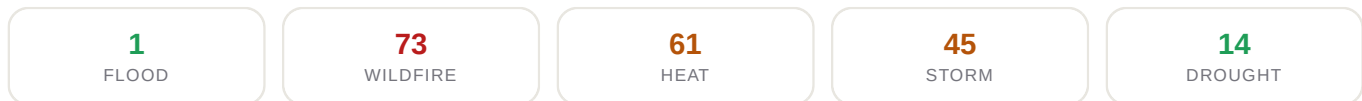
TAX & ASSESSMENT

Property Tax	\$9,253 (2025)
Assessed Value	\$590,680
Previous Assessed	\$579,099

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2023	Financing	Intrafamily Transfer			
Jul 14, 2020	Resale	Grant Deed	\$535,000	\$268	
Oct 3, 2018	Resale	Grant Deed	\$513,500	\$257	\$51K
Mar 10, 2017	Resale	Grant Deed	\$2,370,500	\$1185	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 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	Absentee owner
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