

Single Family Residence **RESIDENTIAL**

887 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$806,761 TopHap Estimate · \$324 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,492 ft²
LIVING AREA

0.1 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$807K

\$773K low

\$841K high

Last Sale

\$599,500 · Apr 30, 2019

Est. Owner Equity

\$0

Loan-to-Value

120%

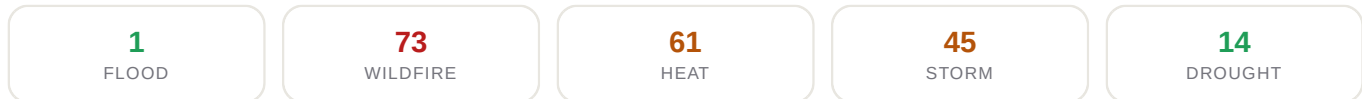
TAX & ASSESSMENT

Property Tax	\$9,829 (2025)
Assessed Value	\$651,861
Previous Assessed	\$639,080

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.10
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
Apr 23, 2019	Resale	Grant Deed	\$599,500	\$241	\$540K

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	Owner occupied
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