

Single Family Residence **RESIDENTIAL**

885 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$770,116 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,359 ft²
LIVING AREA

0.1 ac
LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$770K

\$740K low

\$801K high

Last Sale

\$600,000 · Dec 19, 2018

Est. Owner Equity

\$770,116

TAX & ASSESSMENT

Property Tax	\$10,157 (2025)
Assessed Value	\$682,678
Previous Assessed	\$669,293

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	73 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2018	Resale	Grant Deed	\$600,000	\$254	

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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