

Single Family Residence **RESIDENTIAL**

955 OLD RANCH HOUSE CT

ROCKLIN, CA 95765

\$1,162,988 TopHap Estimate · \$309 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,764 ft²
LIVING AREA

0.17 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,300,000 · Aug 12, 2021

Est. Owner Equity

\$962,988

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$12,821 (2025)
Assessed Value	\$874,028
Previous Assessed	\$856,891

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	69 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
Aug 5, 2021	Resale	Grant Deed	\$1,300,000	\$345	\$200K
Apr 14, 2017	Quitclaim	Quit Claim Transfer			
Mar 24, 2017	Resale	Grant Deed	\$845,000	\$224	
Apr 14, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.7 mi
Whitney High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.7 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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