

Single Family Residence **RESIDENTIAL**

# 956 OLD RANCH HOUSE CT

ROCKLIN, CA 95765

**\$1,300,000** TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**4.5**  
BATHS

**3,764 ft²**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2016**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$850,000 · Sep 2, 2016**

Est. Owner Equity

**\$585,000**

Loan-to-Value

**63%**

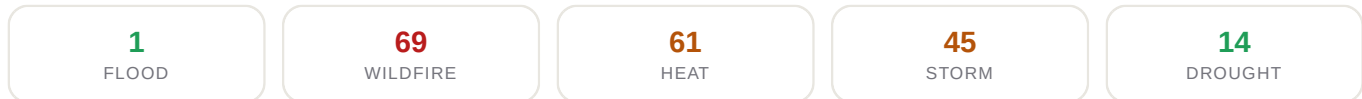
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$14,230 (2025) |
| Assessed Value    | \$1,006,206     |
| Previous Assessed | \$986,478       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| 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   |
|--------------|--------|------------|-----------|--------|--------|
| Aug 26, 2016 | Resale | Grant Deed | \$850,000 | \$226  | \$765K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|