

Single Family Residence **RESIDENTIAL**

954 OLD RANCH HOUSE CT

ROCKLIN, CA 95765

\$1,380,241 TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,003 ft²
LIVING AREA

0.16 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$1,375,000 · Aug 8, 2023

Est. Owner Equity

\$280,241

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$18,829 (2025)
Assessed Value	\$1,430,550
Previous Assessed	\$1,402,500

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
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
Jul 27, 2023	Resale	Grant Deed	\$1,375,000	\$343	\$1.1M
Jul 20, 2021	Resale	Grant Deed	\$1,200,000	\$300	\$575K
Apr 29, 2020	Quitclaim	Quit Claim Transfer			
Apr 28, 2020	Financing	Intrafamily Transfer			
Sep 10, 2018	Quitclaim	Quit Claim Transfer			
Jan 13, 2017	Quitclaim	Quit Claim Transfer			
Aug 24, 2016	Resale	Grant Deed	\$845,000	\$211	\$475K

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	Absentee owner
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