

Single Family Residence **RESIDENTIAL**

950 OLD RANCH HOUSE CT

ROCKLIN, CA 95765

\$1,143,353 TopHap Estimate · \$286 / 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

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$980,000 · Dec 1, 2022

Est. Owner Equity

\$0

Loan-to-Value

105%

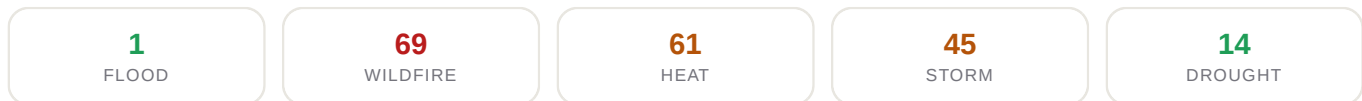
TAX & ASSESSMENT

Property Tax	\$14,535 (2025)
Assessed Value	\$1,008,784
Previous Assessed	\$958,416

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2022	Resale	Grant Deed	\$980,000	\$245	\$735K
Nov 23, 2022	Financing	Intrafamily Transfer			
Nov 23, 2022	Financing	Intrafamily Transfer			
Sep 26, 2018	Resale	Grant Deed	\$767,000	\$192	
Nov 23, 2016	Quitclaim	Quit Claim Transfer			
Nov 14, 2016	Resale	Grant Deed	\$820,000	\$205	

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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