

Single Family Residence **RESIDENTIAL**

944 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$841,422 TopHap Estimate · \$323 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

2,601 ft²
LIVING AREA

0.15 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$841K

\$792K low

\$891K high

Last Sale

\$640,000 · Dec 9, 2016

Est. Owner Equity

\$841,422

TAX & ASSESSMENT

Property Tax	\$11,373 (2025)
Assessed Value	\$738,206
Previous Assessed	\$723,732

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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
Dec 2, 2016	Resale	Grant Deed	\$640,000	\$246	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.6 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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