

Single Family Residence **RESIDENTIAL**

938 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$1,417,187 TopHap Estimate · \$354 / ft² · confidence 85 · 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

\$1.2M low

\$1.6M high

Last Sale

\$1,415,000 · Jun 26, 2026

Est. Owner Equity

\$157,337

Loan-to-Value

91%

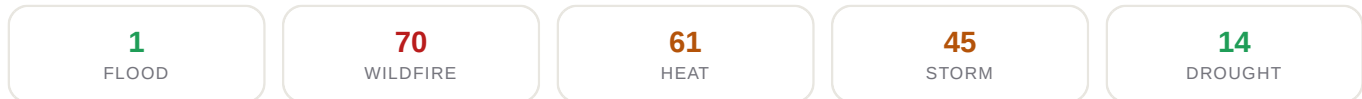
TAX & ASSESSMENT

Property Tax	\$14,593 (2025)
Assessed Value	\$1,040,259
Previous Assessed	\$1,019,863

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2026	Resale	Grant Deed	\$1,415,000	\$353	\$833K
Nov 6, 2019	Financing	Intrafamily Transfer			\$680K
Mar 2, 2017	Resale	Grant Deed	\$884,500	\$221	\$707K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.6 mi
Whitney High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.6 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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