

Single Family Residence **RESIDENTIAL**

936 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$907,975 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

4
BATHS

2,825 ft²
LIVING AREA

0.15 ac
LOT SIZE

2017
YEAR BUILT

2
PARKING

VALUATION

\$908K

\$871K low

\$945K high

Last Sale

\$750,000 · Jul 17, 2020

Est. Owner Equity

\$457,975

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax

\$12,331 (2025)

Assessed Value

\$828,057

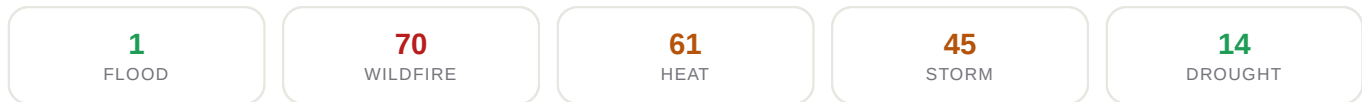
Previous Assessed

\$811,822

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
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
Jul 15, 2020	Financing	Intrafamily Transfer			\$450K
Jul 13, 2020	Resale	Grant Deed	\$750,000	\$265	
Oct 26, 2017	Resale	Grant Deed	\$680,000	\$241	

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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