

Single Family Residence **RESIDENTIAL**

932 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$1,192,647 TopHap Estimate · \$298 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,003 ft²
LIVING AREA

0.17 ac
LOT SIZE

2017
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$842,000 · Nov 14, 2017

Est. Owner Equity

\$460,254

Loan-to-Value

60%

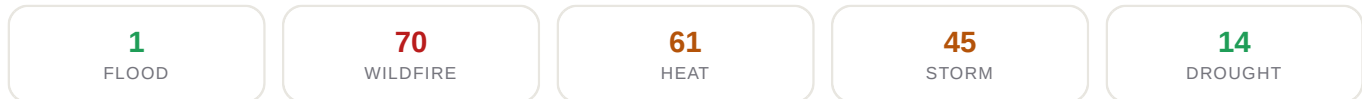
TAX & ASSESSMENT

Property Tax	\$14,168 (2025)
Assessed Value	\$1,000,450
Previous Assessed	\$980,834

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.17
Construction	Wood (Unspecified)
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
Oct 17, 2017	Resale	Grant Deed	\$842,000	\$210	\$732K

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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