

Single Family Residence **RESIDENTIAL**

930 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$1,191,950 TopHap Estimate · \$317 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,764 ft²

LIVING AREA

0.17 ac

LOT SIZE

2018

YEAR BUILT

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$803,000 · Jun 6, 2018

Est. Owner Equity

\$571,950

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$13,632 (2025)
Assessed Value	\$950,174
Previous Assessed	\$931,544

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

71
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2018	Resale	Grant Deed	\$803,000	\$213	\$642K
Nov 30, 2016	Resale	Grant Deed	\$2,591,500	\$688	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.7 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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