

Single Family Residence **RESIDENTIAL**

941 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$875,639 TopHap Estimate · \$337 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,601 ft²
LIVING AREA

0.15 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$876K

\$818K low

\$934K high

Last Sale

\$940,000 · Oct 14, 2021

Est. Owner Equity

\$875,639

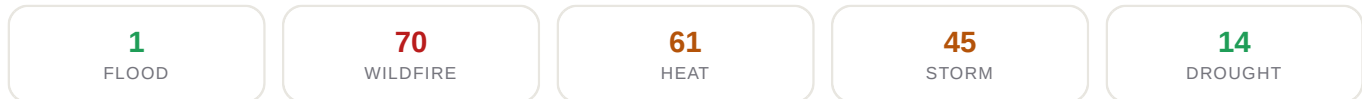
TAX & ASSESSMENT

Property Tax	\$8,450 (2025)
Assessed Value	\$456,913
Previous Assessed	\$447,955

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2025	Financing	Intrafamily Transfer			
Oct 11, 2021	Resale	Grant Deed	\$940,000	\$361	
Nov 21, 2016	Resale	Grant Deed	\$582,000	\$224	\$292K

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	1.6 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	Absentee owner
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