

Single Family Residence **RESIDENTIAL**

943 OLD RANCH HOUSE RD

ROCKLIN, CA 95765

\$1,034,969 TopHap Estimate · \$319 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,241 ft²

LIVING AREA

0.17 ac

LOT SIZE

2016

YEAR BUILT

4

PARKING

VALUATION

\$1M

\$922K low

\$1.1M high

Last Sale

\$670,500 · Dec 30, 2016

Est. Owner Equity

\$554,969

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$11,628 (2025)
Assessed Value	\$762,108
Previous Assessed	\$747,166

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

1
FLOOD

70
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2020	Financing	Intrafamily Transfer			\$480K
Dec 19, 2016	Resale	Grant Deed	\$670,500	\$207	\$503K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.7 mi
Whitney High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.7 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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