

Single Family Residence **RESIDENTIAL**

947 OLD RANCH HOUSE CT

ROCKLIN, CA 95765

\$1,164,094 TopHap Estimate · \$309 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,764 ft²
LIVING AREA

0.17 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,150,000 · Nov 20, 2025

Est. Owner Equity

\$244,094

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$14,584 (2025)
Assessed Value	\$1,150,000
Previous Assessed	\$1,012,072

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

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
Nov 17, 2025	Resale	Grant Deed	\$1,150,000	\$306	\$920K
Aug 14, 2020	Resale	Grant Deed	\$935,000	\$248	\$550K
Aug 11, 2016	Quitclaim	Quit Claim Transfer			
Aug 1, 2016	Resale	Grant Deed	\$720,000	\$191	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.8 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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