

Single Family Residence **RESIDENTIAL**

949 OLD RANCH HOUSE CT

ROCKLIN, CA 95765

\$845,756 TopHap Estimate · \$299 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,825 ft²
LIVING AREA

0.15 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$846K

\$818K low

\$874K high

Last Sale

\$460,000 · Dec 23, 2019

Est. Owner Equity

\$142,756

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$10,952 (2025)
Assessed Value	\$691,617
Previous Assessed	\$678,057

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

1 FLOOD	69 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2025	Financing	Intrafamily Transfer			
Oct 10, 2024	Financing	Intrafamily Transfer			\$188K
Sep 10, 2021	Financing	Intrafamily Transfer			
Sep 10, 2021	Financing	Intrafamily Transfer			\$515K
Dec 19, 2019	Non-arms-length	Grant Deed	\$460,000	\$163	\$452K
Jun 19, 2019	Quitclaim	Quit Claim Transfer			
Dec 12, 2016	Resale	Grant Deed	\$610,000	\$216	\$488K

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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