

Single Family Residence **RESIDENTIAL**

2308 HOLLY DR

ROCKLIN, CA 95765

\$616,145 TopHap Estimate · \$416 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,481 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$616K

\$580K low

\$652K high

Last Sale	\$570,000 · Oct 24, 2022
Est. Owner Equity	\$160,145
Loan-to-Value	74%

TAX & ASSESSMENT

Property Tax	\$6,656 (2025)
Assessed Value	\$604,888
Previous Assessed	\$593,028

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 20, 2022	Resale	Grant Deed	\$570,000	\$385	\$456K
Nov 14, 2018	Resale	Grant Deed	\$425,000	\$287	\$368K
Jun 10, 2014	Resale	Grant Deed	\$308,000	\$208	\$240K
Jul 18, 2009	Resale	Grant Deed	\$263,000	\$178	\$237K
Sep 28, 2001	Resale	Grant Deed	\$222,000	\$150	\$200K
Jan 22, 1999	Resale	Grant Deed	\$154,500	\$104	\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.6 mi
Granite Oaks Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.1 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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