

Single Family Residence **RESIDENTIAL**

2301 HOLLY DR

ROCKLIN, CA 95765

\$645,905 TopHap Estimate · \$365 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

2

BATHS

1,769 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$646K

\$617K low

\$675K high

Last Sale

\$230,000 · May 5, 2011

Est. Owner Equity

\$440,810

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$3,412 (2025)

Assessed Value

\$300,549

Previous Assessed

\$294,657

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	66 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2026	Financing	Mortgage			\$205K
Dec 1, 2020	Financing	Intrafamily Transfer			\$345K
Jul 19, 2016	Quitclaim	Quit Claim Transfer			
Apr 29, 2011	Resale	Grant Deed	\$230,000	\$130	\$184K
Jul 18, 2005	Resale	Grant Deed	\$472,000	\$267	\$360K
Sep 27, 2002	Resale	Grant Deed	\$290,000	\$164	\$140K
Feb 25, 1999	Resale	Grant Deed	\$183,500	\$104	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.7 mi
Granite Oaks Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.2 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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