

Condominium

RESIDENTIAL

1201 WHITNEY RANCH PKWY

ROCKLIN, CA 95765

\$320,619 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,066 ft²

LIVING AREA

1,172 ft²

LOT SIZE

2007

YEAR BUILT

VALUATION

\$321K

\$306K low

\$335K high

Last Sale

\$320,000 · Jun 30, 2026

Est. Owner Equity

\$320,619

TAX & ASSESSMENT

Property Tax

\$4,886 (2025)

Assessed Value

\$313,000

Previous Assessed

\$313,000

PROPERTY FACTS

Property Type	Condominium
Style	Colonial
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	67 WILDFIRE	60 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 29, 2026	Resale	Grant Deed	\$320,000	\$300	\$310K
Feb 15, 2024	Financing	Intrafamily Transfer			
Jul 27, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Jun 10, 2008	Resale	Grant Deed	\$139,000	\$130	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.3 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.9 mi
Granite Oaks Middle School	Middle	7–8	2.2 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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