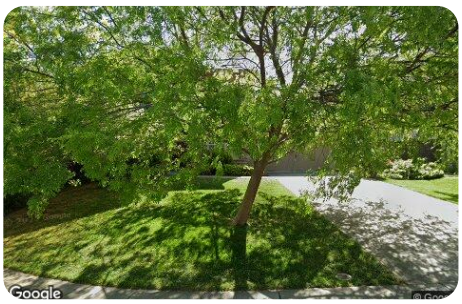
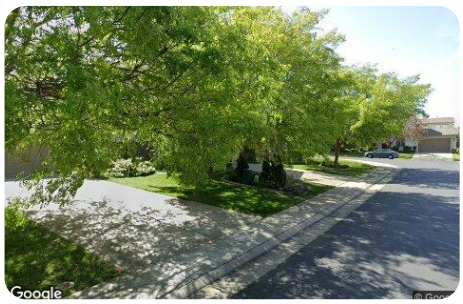
Single Family Residence RESIDENTIAL

782 SUN BONNET CT

ROCKLIN, CA 95765

$1,127,150 TopHap Estimate · $250 / ft² · confidence 97 · as of Jul 14, 2026





4	4.5	4,504 ft²	0.26 ac
BEDS	BATHS	LIVING AREA	LOT SIZE

2006	2
YEAR BUILT	PARKING

VALUATION

$1.1M

$1.1M low — $1.2M high

Last Sale	**$468,000 · Jun 25, 2010**
Est. Owner Equity	**$810,150**
Loan-to-Value	**29%**

TAX & ASSESSMENT

Property Tax	**$10,528 (2025)**
Assessed Value	**$616,170**
Previous Assessed	**$604,089**

PROPERTY FACTS

Property Type	**Single Family Residence**
Style	**Cape Cod**
County	**PLACER**
Lot (acres)	**0.26**
Construction	**Frame (Unspecified)**
Heating	**Central**
Cooling	**Central**
Fireplace	**Yes**
Pool	**No**

CLIMATE RISK

1	66	14
FLOOD	WILDFIRE	DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Jun 8, 2010	Resale	Grant Deed	$468,000	$104	$328K
Mar 3, 2010	Non-arms-length	Trustees Deed	$550,000	$122	
Sep 21, 2006	Resale	Grant Deed	$806,000	$179	$645K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.5 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	82	45,567	$126K	61°F	78%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	**Absentee owner**