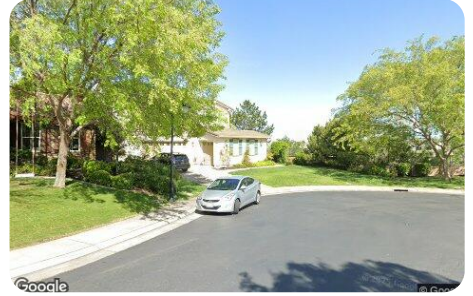


Single Family Residence **RESIDENTIAL**

783 SUN BONNET CT

ROCKLIN, CA 95765

\$1,087,328 TopHap Estimate · \$281 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,875 ft²

LIVING AREA

0.23 ac

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$695,000 · Sep 15, 2006

Est. Owner Equity

\$587,328

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$14,211 (2025)
Assessed Value	\$968,752
Previous Assessed	\$949,758

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

65
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2026	Financing	Mortgage			\$500K
Oct 14, 2010	Financing	Intrafamily Transfer			\$380K
Oct 14, 2010	Quitclaim	Quit Claim Transfer			
Sep 11, 2006	Resale	Grant Deed	\$695,000	\$179	\$255K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.6 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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