

Single Family Residence **RESIDENTIAL**

784 SUN BONNET CT

ROCKLIN, CA 95765

\$1,058,112 TopHap Estimate · \$255 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,153 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

3
PARKING

VALUATION

\$1.1M

\$977K low

\$1.1M high

Last Sale

\$688,000 · Sep 7, 2017

Est. Owner Equity

\$0

Loan-to-Value

126%

TAX & ASSESSMENT

Property Tax	\$12,820 (2025)
Assessed Value	\$821,802
Previous Assessed	\$805,689

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

66
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2017	Resale	Grant Deed	\$688,000	\$166	\$424K
Feb 26, 2007	Resale	Grant Deed	\$695,000	\$167	\$325K

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	1.5 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 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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