

Single Family Residence **RESIDENTIAL**

786 SUN BONNET CT

ROCKLIN, CA 95765

\$1,166,552 TopHap Estimate · \$259 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,504 ft²

LIVING AREA

0.36 ac

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$845,500 · Aug 17, 2006

Est. Owner Equity

\$1,166,552

TAX & ASSESSMENT

Property Tax	\$16,520 (2025)
Assessed Value	\$1,178,223
Previous Assessed	\$1,155,121

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.36
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

58
FLOOD

67
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 21, 2026	Financing	Grant Deed			
Aug 16, 2006	Resale	Grant Deed	\$845,500	\$188	\$676K

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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