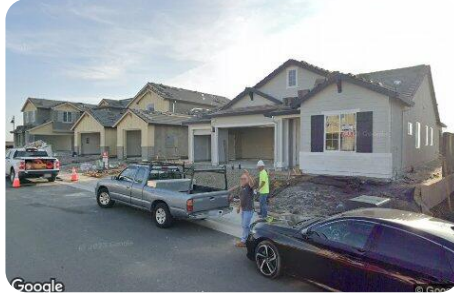


Single Family Residence **RESIDENTIAL**

736 SADDLEROCK WAY

ROCKLIN, CA 95765

\$1,111,529 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,232 ft²
LIVING AREA

2024
YEAR BUILT

3
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$1,000,000 · Dec 26, 2024

Est. Owner Equity

\$411,539

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$13,602 (2025)
Assessed Value	\$1,005,777
Previous Assessed	\$986,056

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

51 FLOOD	72 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2024	Resale	Grant Deed	\$1,000,000	\$309	\$700K
Nov 4, 2022	Resale	Grant Deed	\$8,670,000	\$2683	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.1 mi
Granite Oaks Middle School	Middle	7–8	1.2 mi
Whitney High School	High	9–12	1.3 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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