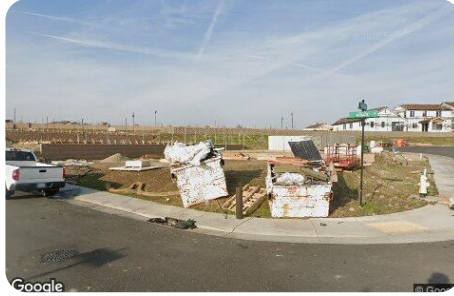


Single Family Residence **RESIDENTIAL**

3686 RAMHORN RIDGE CT

ROCKLIN, CA 95765

\$787,484 TopHap Estimate · confidence 90 · as of Jul 14, 2026



VALUATION

\$787K

\$706K low

\$869K high

Last Sale	\$920,000 · Jul 30, 2025
Est. Owner Equity	\$51,492
Loan-to-Value	95%

TAX & ASSESSMENT

Property Tax	\$4,290 (2025)
Assessed Value	\$906,424
Previous Assessed	\$153,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Pool	No

CLIMATE RISK

1 FLOOD	73 WILDFIRE	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
Jul 22, 2025	Resale	Grant Deed	\$920,000		\$736K
Jul 25, 2025	Quitclaim	Quit Claim Transfer			
Jul 25, 2025	Financing	Intrafamily Transfer			
Sep 29, 2023	Resale	Grant Deed	\$8,250,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Granite Oaks Middle School	Middle	7–8	1.1 mi
Whitney High School	High	9–12	1.7 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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