

Single Family Residence **RESIDENTIAL**

780 SAND DUNE CT

ROCKLIN, CA 95765

\$771,926 TopHap Estimate · \$478 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,616 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$772K

\$729K low

\$815K high

Last Sale

\$740,000 · Oct 31, 2024

Est. Owner Equity

\$771,926

TAX & ASSESSMENT

Property Tax	\$10,995 (2025)
Assessed Value	\$743,703
Previous Assessed	\$729,121

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	72 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 21, 2024	Financing	Intrafamily Transfer			
Oct 21, 2024	Financing	Intrafamily Transfer			
Oct 9, 2024	Resale	Grant Deed	\$740,000	\$458	
Nov 4, 2022	Resale	Grant Deed	\$8,100,000	\$5012	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.4 mi
Granite Oaks Middle School	Middle	7–8	1.1 mi
Whitney High School	High	9–12	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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------