

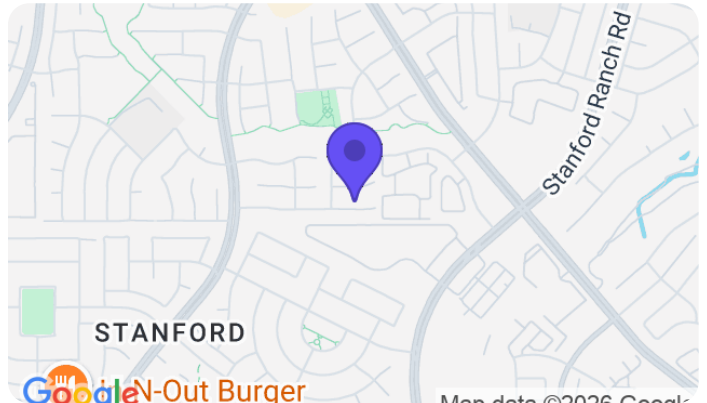
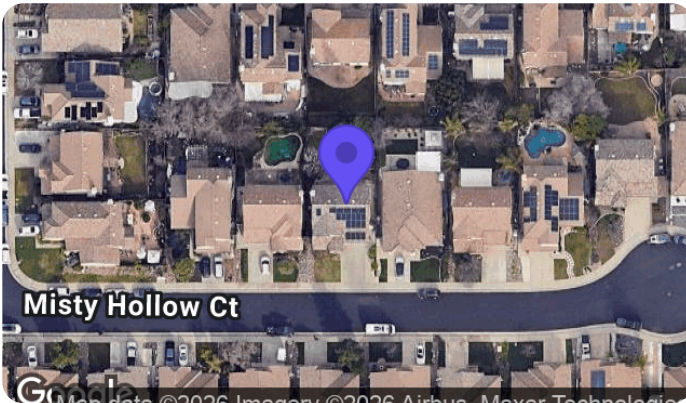
Single Family Residence

RESIDENTIAL

2245 MISTY HOLLOW CT

ROCKLIN, CA 95765

\$685,870 TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,173 ft²

LIVING AREA

0.12 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$686K

\$654K low

\$718K high

Last Sale

\$435,000 · Jul 18, 2017

Est. Owner Equity

\$0

Loan-to-Value

123%

TAX & ASSESSMENT

Property Tax	\$6,149 (2025)
Assessed Value	\$504,849
Previous Assessed	\$494,951

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2026	Financing	Grant Deed			
Oct 21, 2020	Financing	Intrafamily Transfer			\$392K
Jul 14, 2017	Quitclaim	Quit Claim Transfer			
Jul 14, 2017	Resale	Grant Deed	\$435,000	\$200	\$412K
Oct 1, 2012	Resale	Grant Deed	\$262,000	\$121	\$257K
Mar 15, 2005	Resale	Grant Deed	\$485,000	\$223	\$388K
Jul 10, 2001	Resale	Grant Deed	\$274,000	\$126	\$246K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.7 mi

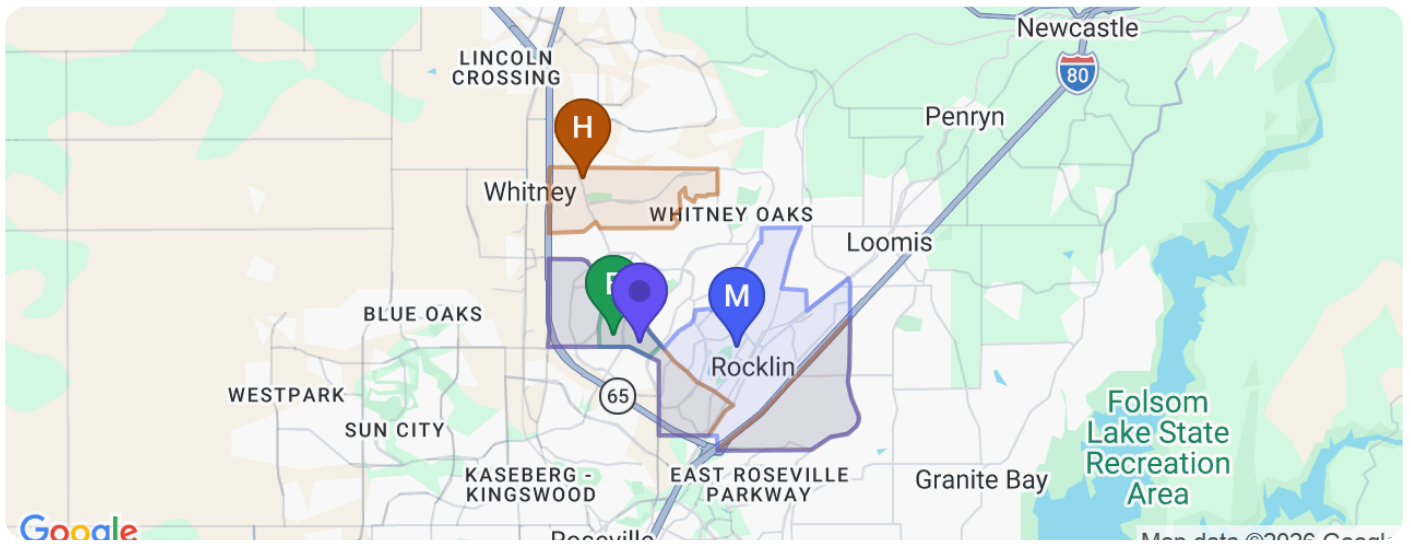
Whitney High School

High

9–12

2.9 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

Owner occupied