

Single Family Residence **RESIDENTIAL**

780 SUN BONNET CT

ROCKLIN, CA 95765

\$1,099,390 TopHap Estimate · \$284 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,875 ft²
LIVING AREA

0.31 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$422,000 · Jul 19, 2013

Est. Owner Equity

\$520,851

Loan-to-Value

55%

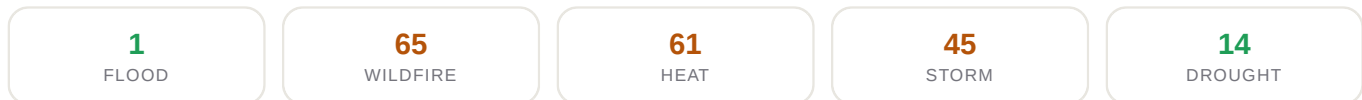
TAX & ASSESSMENT

Property Tax	\$10,215 (2025)
Assessed Value	\$593,917
Previous Assessed	\$582,273

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2016	Quitclaim	Quit Claim Transfer			
Dec 5, 2016	Financing	Intrafamily Transfer			\$412K
Jul 10, 2014	Quitclaim	Quit Claim Transfer			
Jul 8, 2013	Quitclaim	Quit Claim Transfer			
Jun 25, 2013	Resale	Grant Deed	\$422,000	\$109	
Oct 18, 2006	Resale	Grant Deed	\$729,500	\$188	\$583K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	0.8 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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