

Single Family Residence **RESIDENTIAL**

781 SUN BONNET CT

ROCKLIN, CA 95765

\$1,335,235 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,504 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$1,385,000 · May 30, 2023

Est. Owner Equity

\$1,335,235

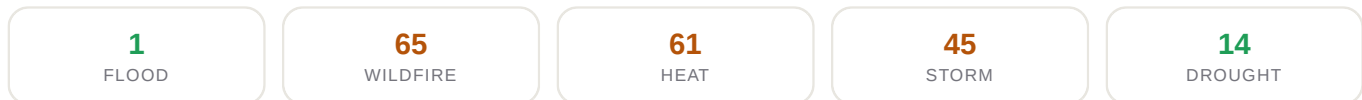
TAX & ASSESSMENT

Property Tax	\$19,628 (2025)
Assessed Value	\$1,469,773
Previous Assessed	\$1,440,954

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2023	Resale	Grant Deed	\$1,385,000	\$308	
Jun 11, 2021	Financing	Intrafamily Transfer			\$459K
Jun 11, 2021	Financing	Intrafamily Transfer			
Aug 24, 2018	Quitclaim	Quit Claim Transfer			
Jun 27, 2014	Resale	Grant Deed	\$665,000	\$148	
May 2, 2014	Quitclaim	Quit Claim Transfer			
Dec 19, 2009	Quitclaim	Quit Claim Transfer			
May 17, 2012	Quitclaim	Quit Claim Transfer			\$404K
Apr 26, 2012	Quitclaim	Quit Claim Transfer			
Dec 19, 2009	Resale	Grant Deed	\$610,000	\$135	\$417K
Oct 18, 2006	Resale	Grant Deed	\$730,000	\$162	\$561K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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