

Single Family Residence

**RESIDENTIAL**

# 2500 POLAR STAR ST

ROCKLIN, CA 95677

**\$554,177** TopHap Estimate · \$375 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,478 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$554K**

\$504K low

\$605K high

Last Sale

**\$344,000 · Apr 5, 2004**

Est. Owner Equity

**\$285,497**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,353 (2025) |
| Assessed Value    | \$498,856      |
| Previous Assessed | \$489,075      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.29                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

1  
FLOOD

59  
WILDFIRE

26  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|-------------|-------------------|---------------------|-----------|--------|--------|
| Feb 7, 2013 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Apr 5, 2004 | Resale            | Grant Deed          | \$344,000 | \$233  | \$275K |
| Dec 4, 2003 | Recorded document | Grant Deed          |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Parker Whitney Elementary School | Elementary | KG–6   | 0.2 mi   |
| Spring View Middle School        | Middle     | 7–8    | 0.8 mi   |
| Rocklin High School              | High       | 9–12   | 1.3 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 95677

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|