

Single Family Residence **RESIDENTIAL**

2002 CASSIA WAY

ROCKLIN, CA 95765

\$692,292 TopHap Estimate · \$319 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,171 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$692K

\$670K low

\$714K high

Last Sale

\$315,000 · Oct 13, 2010

Est. Owner Equity

\$237,292

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,381 (2025)
Assessed Value	\$411,629
Previous Assessed	\$403,559

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	33 WILDFIRE	59 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
Jan 15, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Jan 15, 2026	Financing	Intrafamily Transfer			
Aug 27, 2025	Financing	Intrafamily Transfer			
Apr 8, 2015	Quitclaim	Quit Claim Transfer			\$289K
Mar 5, 2014	Quitclaim	Quit Claim Transfer			
Oct 11, 2010	Resale	Grant Deed	\$315,000	\$145	\$311K
Aug 11, 2005	Quitclaim	Quit Claim Transfer			
Aug 5, 2005	Financing	Intrafamily Transfer			\$468K
Sep 12, 2003	Resale	Grant Deed	\$347,000	\$160	\$312K
Sep 12, 2003	Quitclaim	Quit Claim Transfer			
Feb 23, 2001	Resale	Grant Deed	\$228,000	\$105	\$216K

Nov 3, 2000 Quitclaim Quit Claim Transfer

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.4 mi
Whitney High School	High	9–12	2.1 mi
Spring View Middle School	Middle	7–8	2.4 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