

Condominium

RESIDENTIAL

1208 READING WAY

ROCKLIN, CA 95765

\$411,808 TopHap Estimate · \$380 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,083 ft²

LIVING AREA

982 ft²

LOT SIZE

2001

YEAR BUILT

1

PARKING

VALUATION

\$412K

\$374K low

\$450K high

Last Sale

\$412,000 · Apr 6, 2026

Est. Owner Equity

\$135,008

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,591 (2025)
Assessed Value	\$410,958
Previous Assessed	\$402,900

PROPERTY FACTS

Property Type	Condominium
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

46
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 26, 2026	Resale	Grant Deed	\$412,000	\$380	\$277K
Jan 7, 2025	Resale	Grant Deed	\$385,000	\$355	
Aug 1, 2023	Resale	Grant Deed	\$395,000	\$365	\$316K
Jul 26, 2023	Financing	Intrafamily Transfer			
Oct 25, 2005	Quitclaim	Quit Claim Transfer			
Oct 26, 2004	Resale	Grant Deed	\$284,000	\$262	\$80K
Aug 24, 2001	Resale	Grant Deed	\$167,000	\$154	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.7 mi

Granite Oaks Middle School	Middle	7–8	1.0 mi
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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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