

Single Family Residence **RESIDENTIAL**

2149 ARNOLD DR

ROCKLIN, CA 95765

\$671,195 TopHap Estimate · \$270 / ft² · confidence 92 · as of Jul 14, 2026



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4

BEDS

2.5

BATHS

2,485 ft²

LIVING AREA

0.19 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$671K

\$620K low

\$722K high

Last Sale

\$678,500 · Jun 23, 2025

Est. Owner Equity

\$26,620

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,900 (2025)
Assessed Value	\$692,070
Previous Assessed	\$369,416

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2025	Resale	Grant Deed	\$678,500	\$273	\$645K
Jul 9, 2018	Quitclaim	Quit Claim Transfer			
Sep 9, 2013	Quitclaim	Quit Claim Transfer			
Nov 26, 2012	Resale	Grant Deed	\$300,000	\$121	
Feb 9, 2010	Resale	Grant Deed	\$250,000	\$101	\$245K
Feb 24, 2006	Financing	Intrafamily Transfer			\$468K
Feb 11, 2005	Quitclaim	Quit Claim Transfer			
Feb 11, 2005	Resale	Grant Deed	\$477,000	\$192	\$453K
Dec 17, 2004	Quitclaim	Quit Claim Transfer			
May 13, 2002	Resale	Grant Deed	\$265,000	\$107	\$238K
May 2, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	2.3 mi

District: Rocklin Unified School District



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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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