

Single Family Residence **RESIDENTIAL**

2705 TAMARACK DR

ROCKLIN, CA 95677

\$695,448 TopHap Estimate · \$327 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,124 ft²

LIVING AREA

0.27 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$695K

\$676K low

\$715K high

Last Sale

\$420,000 · Nov 15, 2013

Est. Owner Equity

\$407,448

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,715 (2025)
Assessed Value	\$525,022
Previous Assessed	\$514,729

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

40
FLOOD

60
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 12, 2015	Quitclaim	Quit Claim Transfer			
Dec 17, 2014	Quitclaim	Quit Claim Transfer			
Nov 4, 2013	Resale	Grant Deed	\$420,000	\$198	\$336K
Jul 2, 2004	Resale	Grant Deed	\$420,000	\$198	\$336K
Oct 11, 2002	Quitclaim	Quit Claim Transfer			\$209K
Aug 21, 1998	Resale	Grant Deed	\$188,000	\$89	\$163K
Jul 29, 1994	Quitclaim	Quit Claim Transfer			
May 28, 1993	Quitclaim	Quit Claim Transfer			\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.1 mi
Rocklin High School	High	9–12	2.1 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

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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