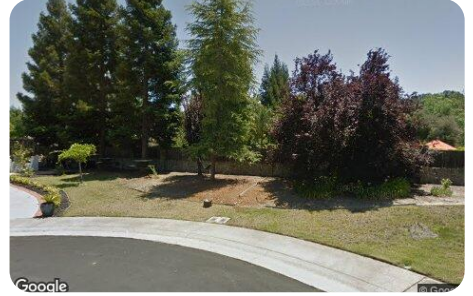


Single Family Residence **RESIDENTIAL**

2905 SITKA CT

ROCKLIN, CA 95765

\$807,076 TopHap Estimate · \$396 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,039 ft²

LIVING AREA

0.26 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$807K

\$771K low

\$843K high

Last Sale

\$590,000 · Jul 20, 2005

Est. Owner Equity

\$346,438

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,673 (2025)
Assessed Value	\$658,000
Previous Assessed	\$685,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	60 WILDFIRE	62 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
Oct 29, 2020	Quitclaim	Quit Claim Transfer			
Jul 15, 2005	Resale	Grant Deed	\$590,000	\$289	\$246K
Jul 14, 2005	Recorded document	Affidavit Of Death			
Feb 23, 1994	Quitclaim	Quit Claim Transfer			
Apr 30, 1993	Resale	Grant Deed	\$237,000	\$116	\$30K
Dec 31, 1992	Financing	Grant Deed			\$830K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.4 mi
Valley View Elementary School	Elementary	KG–6	0.6 mi
Rocklin High School	High	9–12	0.7 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
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