

Single Family Residence **RESIDENTIAL**

1900 SANDERLING CT

ROCKLIN, CA 95765

\$707,666 TopHap Estimate · \$270 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,622 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$708K

\$683K low

\$733K high

Last Sale

\$422,500 · Apr 1, 2003

Est. Owner Equity

\$457,666

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,653 (2025)
Assessed Value	\$641,212
Previous Assessed	\$628,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 8, 2004	Quitclaim	Quit Claim Transfer			
Apr 1, 2003	Resale	Grant Deed	\$422,500	\$161	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.2 mi
Spring View Middle School	Middle	7–8	2.5 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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