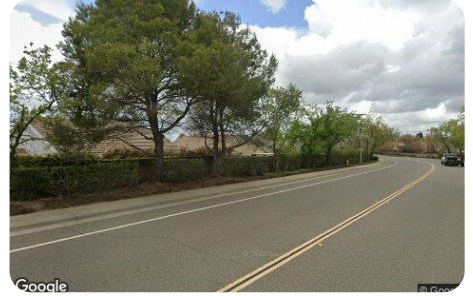


Single Family Residence **RESIDENTIAL**

2944 CORRAL CT

ROCKLIN, CA 95765

\$797,551 TopHap Estimate · \$314 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,537 ft²

LIVING AREA

0.27 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$798K

\$693K low

\$902K high

Last Sale

\$800,000 · Apr 3, 2025

Est. Owner Equity

\$597,551

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$8,635 (2025)
Assessed Value	\$641,083
Previous Assessed	\$754,376

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2025	Resale	Grant Deed	\$800,000	\$315	\$200K
Sep 8, 2020	Financing	Intrafamily Transfer			\$493K
Mar 17, 2017	Resale	Grant Deed	\$650,000	\$256	\$520K
Oct 15, 2015	Recorded document	Affidavit Of Death			
Oct 15, 2015	Quitclaim	Quit Claim Transfer			
Jul 13, 2015	Recorded document	Affidavit Of Death			
Jul 12, 2006	Quitclaim	Quit Claim Transfer			
Jan 31, 2003	Resale	Grant Deed	\$430,000	\$169	
Jan 31, 2003	Quitclaim	Quit Claim Transfer			
Aug 16, 2002	Quitclaim	Quit Claim Transfer			
Dec 18, 2001	Quitclaim	Quit Claim Transfer			

Sep 18, 1998 Resale Grant Deed \$398,000 \$157

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	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