

Single Family Residence **RESIDENTIAL**

2901 SITKA CT

ROCKLIN, CA 95765

\$915,129 TopHap Estimate · \$315 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,907 ft²

LIVING AREA

0.22 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$915K

\$875K low

\$955K high

Last Sale

\$634,000 · Mar 6, 2017

Est. Owner Equity

\$356,132

Loan-to-Value

63%

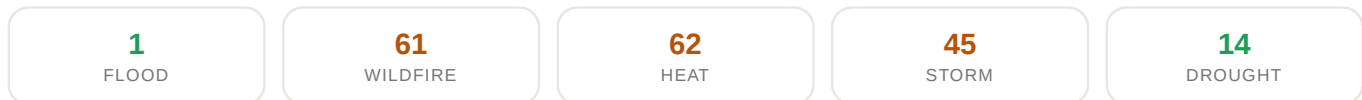
TAX & ASSESSMENT

Property Tax	\$8,150 (2025)
Assessed Value	\$750,522
Previous Assessed	\$735,807

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2020	Quitclaim	Quit Claim Transfer			
Feb 28, 2017	Resale	Grant Deed	\$634,000	\$218	\$584K
May 23, 2013	Financing	Intrafamily Transfer			\$393K
Jul 17, 2002	Resale	Grant Deed	\$475,000	\$163	\$301K
May 14, 1993	Resale	Grant Deed	\$268,000	\$92	\$129K
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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