

Single Family Residence

**RESIDENTIAL**

## 2013 TAFT DR

ROCKLIN, CA 95765

**\$669,728** TopHap Estimate · \$334 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,007 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$670K**

\$644K low

\$696K high

Last Sale

**\$294,500 · Oct 22, 2002**

Est. Owner Equity

**\$390,230**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,410 (2025) |
| Assessed Value    | \$434,611      |
| Previous Assessed | \$426,090      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**59**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 10, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 22, 2002 | Resale    | Grant Deed          | \$294,500 | \$147              | \$279K |

## ASSIGNED SCHOOLS

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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|