

Single Family Residence **RESIDENTIAL**

2731 TAMARACK DR

ROCKLIN, CA 95677

\$659,684 TopHap Estimate · \$390 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,692 ft²

LIVING AREA

0.3 ac

LOT SIZE

1984

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$660K

\$639K low

\$681K high

Last Sale

\$640,000 · Mar 24, 2023

Est. Owner Equity

\$115,684

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$7,358 (2025)
Assessed Value	\$679,172
Previous Assessed	\$665,856

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

61
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 22, 2023	Resale	Grant Deed	\$640,000	\$378	\$544K
Sep 21, 2020	Resale	Grant Deed	\$585,000	\$346	\$468K
Nov 17, 2016	Resale	Grant Deed	\$392,000	\$232	\$314K
Nov 17, 2016	Quitclaim	Quit Claim Transfer			
Jul 7, 2015	Quitclaim	Quit Claim Transfer			
Nov 14, 2002	Resale	Grant Deed	\$265,000	\$157	\$165K
Oct 4, 1993	Resale	Grant Deed	\$167,500	\$99	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.6 mi
Spring View Middle School	Middle	7–8	1.2 mi

Rocklin High School	High	9–12	2.1 mi
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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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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