

Single Family Residence **RESIDENTIAL**

2510 CYPRESS CT

ROCKLIN, CA 95765

\$1,199,112 TopHap Estimate · \$428 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,802 ft²

LIVING AREA

0.44 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,150,000 · Jul 25, 2023

Est. Owner Equity

\$48,785

Loan-to-Value

95%

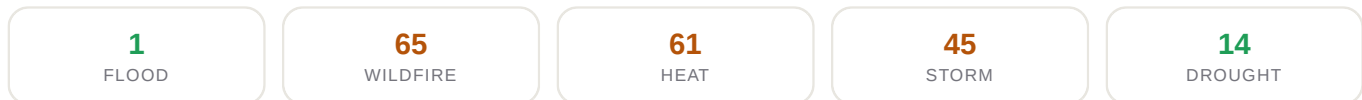
TAX & ASSESSMENT

Property Tax	\$12,902 (2025)
Assessed Value	\$1,196,460
Previous Assessed	\$1,173,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.44
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2023	Resale	Grant Deed	\$1,150,000	\$410	\$1.2M
Mar 5, 2011	Quitclaim	Quit Claim Transfer			
May 24, 2001	Resale	Grant Deed	\$629,000	\$224	\$429K
May 13, 1994	Resale	Grant Deed	\$84,000	\$30	\$230K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.5 mi
Breen Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	1.0 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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