

Single Family Residence **RESIDENTIAL**

2706 ASHLAND CT

ROCKLIN, CA 95765

\$618,925 TopHap Estimate · \$355 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,744 ft²

LIVING AREA

0.19 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$619K

\$602K low

\$636K high

Last Sale

\$269,500 · Apr 20, 2001

Est. Owner Equity

\$301,425

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,883 (2025)
Assessed Value	\$444,554
Previous Assessed	\$435,838

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

61
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2024	Financing	Intrafamily Transfer			
Apr 20, 2001	Resale	Grant Deed	\$269,500	\$155	\$170K
Jun 16, 1994	Resale	Grant Deed	\$166,000	\$95	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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