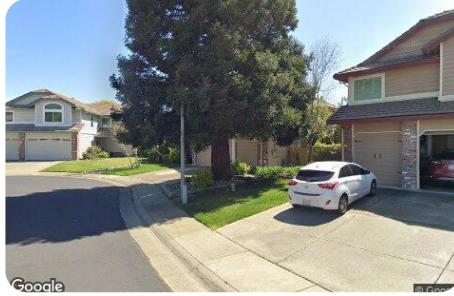


Single Family Residence **RESIDENTIAL**

2712 ASHLAND CT

ROCKLIN, CA 95765

\$848,228 TopHap Estimate · \$245 / ft² · confidence 98 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,458 ft²

LIVING AREA

0.23 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$848K

\$829K low

\$868K high

Last Sale

\$850,000 · May 27, 2026

Est. Owner Equity

\$298,228

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$6,269 (2025)
Assessed Value	\$574,516
Previous Assessed	\$563,252

PROPERTY FACTS

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

CLIMATE RISK

87 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2026	Resale	Grant Deed	\$850,000	\$246	\$550K
Aug 29, 2019	Financing	Intrafamily Transfer			\$339K
Feb 23, 2001	Resale	Grant Deed	\$345,000	\$100	\$241K
Feb 28, 1995	Resale	Grant Deed	\$220,000	\$64	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	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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