

Single Family Residence

RESIDENTIAL

2805 PORT PL

ROCKLIN, CA 95765

\$609,095 TopHap Estimate · \$356 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,710 ft²

LIVING AREA

0.16 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$609K

\$589K low

\$629K high

Last Sale

\$580,000 · Aug 5, 2021

Est. Owner Equity

\$60,845

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$6,549 (2025)
Assessed Value	\$595,000
Previous Assessed	\$563,000

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

43
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2021	Resale	Grant Deed	\$580,000	\$339	\$548K
Oct 26, 2012	Recorded document	Affidavit Of Death			
Oct 26, 2012	Resale	Grant Deed	\$270,000	\$158	\$202K
Feb 23, 2011	Recorded document	Affidavit Of Death			
Oct 25, 2002	Quitclaim	Quit Claim Transfer			
Mar 16, 2001	Quitclaim	Quit Claim Transfer			
Mar 16, 2001	Resale	Grant Deed	\$231,500	\$135	
Sep 30, 1999	Resale	Grant Deed	\$190,000	\$111	\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.3 mi
Rocklin High School	High	9–12	0.4 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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