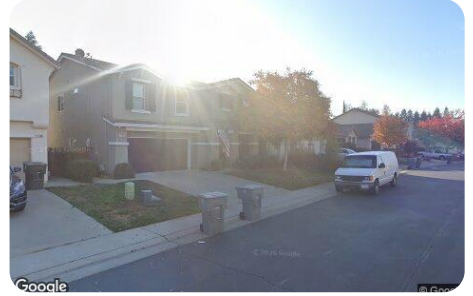
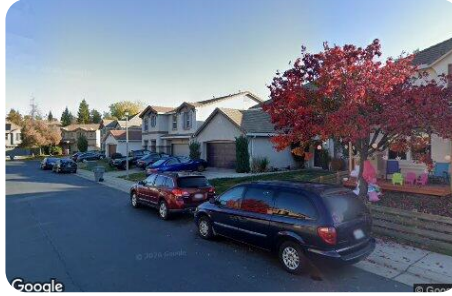


Single Family Residence **RESIDENTIAL**

2139 ARNOLD DR

ROCKLIN, CA 95765

\$711,128 TopHap Estimate · \$286 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,485 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$711K

\$682K low

\$740K high

Last Sale

\$660,000 · Apr 18, 2022

Est. Owner Equity

\$183,128

Loan-to-Value

74%

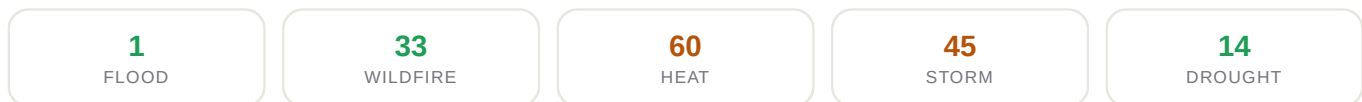
TAX & ASSESSMENT

Property Tax	\$8,423 (2025)
Assessed Value	\$714,404
Previous Assessed	\$700,397

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 18, 2022	Resale	Grant Deed	\$660,000	\$266	\$528K
Dec 18, 2015	Resale	Grant Deed	\$418,000	\$168	\$397K
Aug 27, 2008	Resale	Grant Deed	\$345,000	\$139	\$311K
Mar 3, 2008	Non-arms-length	Trustees Deed	\$477,806	\$192	
May 22, 2002	Resale	Grant Deed	\$279,500	\$112	\$257K
Apr 6, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	2.2 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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