

Single Family Residence **RESIDENTIAL**

## 2401 SCENIC CT

ROCKLIN, CA 95765

**\$848,651** TopHap Estimate · \$322 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,639 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$849K**

**\$787K low**

**\$910K high**

Last Sale

**\$574,000 · Nov 30, 2018**

Est. Owner Equity

**\$848,651**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,374 (2025) |
| Assessed Value    | \$653,108      |
| Previous Assessed | \$640,303      |

## 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          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 55<br>WILDFIRE | 62<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Nov 27, 2018 | Recorded document | Affidavit Of Death  |           |                    |        |
| Nov 27, 2018 | Resale            | Grant Deed          | \$574,000 | \$218              |        |
| Jun 23, 2015 | Recorded document | Affidavit Of Death  |           |                    |        |
| Sep 18, 2014 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Feb 5, 2003  | Quitclaim         | Quit Claim Transfer |           |                    | \$205K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rocklin High School           | High       | 9–12   | 0.3 mi   |
| Valley View Elementary School | Elementary | KG–6   | 0.4 mi   |
| Granite Oaks Middle School    | Middle     | 7–8    | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|