

Single Family Residence **RESIDENTIAL**

2700 ASHLAND CT

ROCKLIN, CA 95765

\$611,600 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,805 ft²

LIVING AREA

0.2 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$612K

\$595K low

\$628K high

Last Sale

\$182,500 · Sep 22, 1999

Est. Owner Equity

\$236,600

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,194 (2025)
Assessed Value	\$286,082
Previous Assessed	\$280,474

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

92
FLOOD

53
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 1999	Resale	Grant Deed	\$182,500	\$101	\$164K
Jun 17, 1994	Resale	Grant Deed	\$176,500	\$98	\$180K

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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