

Single Family Residence **RESIDENTIAL**

2702 ASHLAND CT

ROCKLIN, CA 95765

\$704,525 TopHap Estimate · \$271 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,600 ft²

LIVING AREA

0.19 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$705K

\$672K low

\$737K high

Last Sale

\$260,000 · Sep 5, 2000

Est. Owner Equity

\$213,025

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,840 (2025)
Assessed Value	\$399,594
Previous Assessed	\$391,759

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

50
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2016	Quitclaim	Quit Claim Transfer			
Sep 5, 2000	Resale	Grant Deed	\$260,000	\$100	\$200K
Jul 7, 1995	Non-arms-length	Grant Deed	\$220,000	\$85	\$203K

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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