

Single Family Residence **RESIDENTIAL**

2704 DEVON CT

ROCKLIN, CA 95765

\$761,501 TopHap Estimate · \$307 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,483 ft²

LIVING AREA

0.24 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$762K

\$709K low

\$814K high

Last Sale

\$625,000 · Jul 25, 2018

Est. Owner Equity

\$164,101

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,801 (2025)
Assessed Value	\$711,137
Previous Assessed	\$697,194

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 17, 2020	Quitclaim	Quit Claim Transfer			\$543K
Jul 16, 2018	Resale	Grant Deed	\$625,000	\$252	\$500K
Sep 26, 2012	Quitclaim	Quit Claim Transfer			
Sep 26, 2012	Financing	Intrafamily Transfer			\$285K
Feb 28, 2012	Quitclaim	Quit Claim Transfer			
May 14, 1999	Resale	Grant Deed	\$237,000	\$95	\$190K
Aug 9, 1991	Resale	Grant Deed	\$209,000	\$84	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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