

Single Family Residence **RESIDENTIAL**

2800 PORT PL

ROCKLIN, CA 95765

\$608,811 TopHap Estimate · \$356 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,710 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$609K

\$591K low

\$626K high

Last Sale

\$176,500 · Dec 9, 1999

Est. Owner Equity

\$293,811

Loan-to-Value

53%

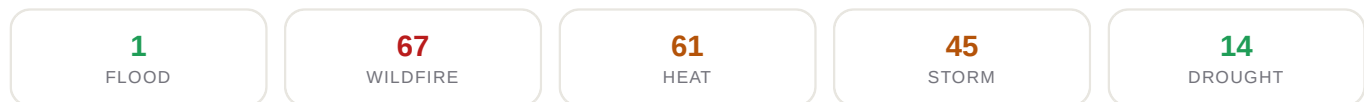
TAX & ASSESSMENT

Property Tax	\$3,413 (2025)
Assessed Value	\$287,228
Previous Assessed	\$281,597

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.13
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
Feb 16, 2021	Financing	Intrafamily Transfer			\$305K
Oct 5, 1999	Resale	Grant Deed	\$176,500	\$103	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.3 mi
Rocklin High School	High	9–12	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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------