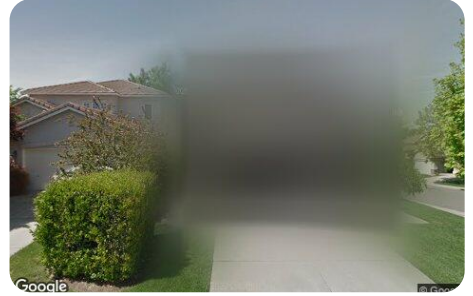


Single Family Residence **RESIDENTIAL**

2808 PORT PL

ROCKLIN, CA 95765

\$622,821 TopHap Estimate · \$364 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,710 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$623K

\$600K low

\$645K high

Last Sale

\$320,000 · Jul 1, 2013

Est. Owner Equity

\$422,821

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,692 (2025)
Assessed Value	\$400,110
Previous Assessed	\$392,265

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	41 WILDFIRE	61 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
Apr 12, 2017	Quitclaim	Quit Claim Transfer			\$200K
Apr 12, 2017	Quitclaim	Quit Claim Transfer			
Jun 28, 2013	Resale	Grant Deed	\$320,000	\$187	
Feb 1, 2010	Quitclaim	Quit Claim Transfer			
Sep 30, 1999	Resale	Grant Deed	\$180,500	\$106	\$172K

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

OWNERSHIP

Occupancy	Absentee owner
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