

Single Family Residence

RESIDENTIAL

2827 SPRINGFIELD DR

ROCKLIN, CA 95765

\$585,221 TopHap Estimate · \$350 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,673 ft²

LIVING AREA

0.18 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$585K

\$561K low

\$609K high

Last Sale

\$575,000 · Nov 6, 2023

Est. Owner Equity

\$240,221

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$6,809 (2025)
Assessed Value	\$598,230
Previous Assessed	\$586,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2023	Resale	Grant Deed	\$575,000	\$344	\$345K
Mar 16, 2020	Resale	Grant Deed	\$446,000	\$267	
Mar 25, 2013	Financing	Intrafamily Transfer			\$465K
Dec 18, 2006	Recorded document	Affidavit Of Death			
Oct 29, 2001	Quitclaim	Quit Claim Transfer			
Oct 29, 2001	Quitclaim	Quit Claim Transfer			
May 7, 1999	Quitclaim	Quit Claim Transfer			
Apr 29, 1999	Resale	Grant Deed	\$208,500	\$125	\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.6 mi
Granite Oaks Middle School	Middle	7–8	0.7 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
-----------	----------------