

Single Family Residence **RESIDENTIAL**

2201 EAGLE DR

ROCKLIN, CA 95677

\$769,750 TopHap Estimate · \$328 / ft² · confidence 92 · as of Jun 23, 2026

4

BEDS

3

BATHS

2,345 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$770K

\$708K low

\$831K high

Last Sale

\$83,000 · Aug 23, 2000

Est. Owner Equity

\$533,200

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$4,645 (2025)

Assessed Value

\$425,569

Previous Assessed

\$417,225

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	53 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
Aug 23, 2000	Financing	Grant Deed			\$215K
Aug 23, 2000	Resale	Trustees Deed	\$83,000	\$35	
Oct 12, 1999	Resale	Grant Deed	\$72,000	\$31	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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