

Single Family Residence

RESIDENTIAL

2908 PIER PL

ROCKLIN, CA 95765

\$616,370

TopHap Estimate · \$360 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,710 ft²

LIVING AREA

0.12 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$616K

\$595K low

\$637K high

Last Sale

\$299,000 · May 13, 2013

Est. Owner Equity

\$271,170

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,430 (2025)
Assessed Value	\$375,546
Previous Assessed	\$368,184

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

58
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 16, 2007	Quitclaim	Quit Claim Transfer			
Aug 20, 1999	Resale	Grant Deed	\$172,500	\$101	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.1 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	Absentee owner
-----------	-----------------------