

Single Family Residence **RESIDENTIAL**

2812 PORT PL

ROCKLIN, CA 95765

\$732,113 TopHap Estimate · \$381 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,922 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$732K

\$687K low

\$777K high

Last Sale

\$585,000 · Mar 22, 2021

Est. Owner Equity

\$234,863

Loan-to-Value

70%

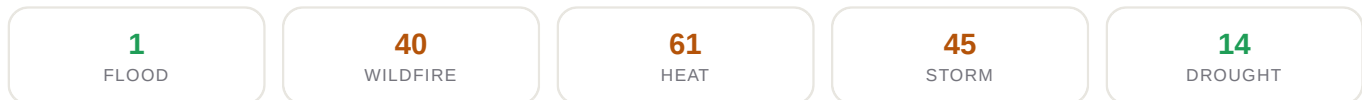
TAX & ASSESSMENT

Property Tax	\$7,312 (2025)
Assessed Value	\$692,886
Previous Assessed	\$633,222

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
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
Mar 15, 2021	Resale	Grant Deed	\$585,000	\$304	\$497K
Sep 30, 1999	Resale	Grant Deed	\$198,000	\$103	\$132K

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	Owner occupied
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