

Single Family Residence **RESIDENTIAL**

1931 SANDERLING CT

ROCKLIN, CA 95765

\$720,397 TopHap Estimate · \$285 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,530 ft²

LIVING AREA

0.18 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$720K

\$644K low

\$797K high

Last Sale

\$720,000 · Jul 28, 2025

Est. Owner Equity

\$667,397

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,548 (2025)
Assessed Value	\$720,000
Previous Assessed	\$711,000

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	In-Ground Pool

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2026	Financing	Mortgage			\$53K
Jul 24, 2025	Resale	Grant Deed	\$720,000	\$285	\$506K
Nov 14, 2023	Financing	Intrafamily Transfer			
Jul 25, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Jul 26, 2023	Financing	Intrafamily Transfer			\$255K
Oct 13, 2005	Resale	Grant Deed	\$585,000	\$231	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.3 mi

Spring View Middle School	Middle	7–8	2.5 mi
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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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