

Single Family Residence **RESIDENTIAL**

2008 CASSIA WAY

ROCKLIN, CA 95765

\$665,183 TopHap Estimate · \$306 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,171 ft²
LIVING AREA

0.2 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$665K

\$602K low

\$728K high

Last Sale

\$665,000 · Oct 3, 2025

Est. Owner Equity

\$66,683

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$7,509 (2025)
Assessed Value	\$665,000
Previous Assessed	\$614,944

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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
Oct 1, 2025	Resale	Grant Deed	\$665,000	\$306	\$599K
Jun 7, 2017	Financing	Intrafamily Transfer			\$406K
May 24, 2006	Resale	Grant Deed	\$450,000	\$207	\$310K
May 24, 2006	Recorded document	Affidavit Of Death			
May 1, 2003	Quitclaim	Quit Claim Transfer			
May 4, 2001	Recorded document	Grant Deed			
Jan 26, 2001	Resale	Grant Deed	\$238,000	\$110	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.4 mi
Whitney High School	High	9–12	2.1 mi

Spring View Middle School	Middle	7–8	2.4 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	Absentee owner
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