

Single Family Residence **RESIDENTIAL**

3107 MONARCH CT

ROCKLIN, CA 95765

\$775,044 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,343 ft²

LIVING AREA

0.16 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$775K

\$746K low

\$804K high

Last Sale

\$525,000 · Jan 4, 2016

Est. Owner Equity

\$625,044

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$6,887 (2025)
Assessed Value	\$633,917
Previous Assessed	\$621,488

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

61
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2016	Quitclaim	Quit Claim Transfer			
Sep 1, 2016	Quitclaim	Quit Claim Transfer			\$150K
Dec 30, 2015	Resale	Grant Deed	\$525,000	\$224	
Jun 2, 2014	Resale	Grant Deed	\$485,000	\$207	\$226K
Jul 2, 1992	Resale	Grant Deed	\$229,000	\$98	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Rocklin High School	High	9–12	0.3 mi
Valley View Elementary School	Elementary	KG–6	0.6 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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