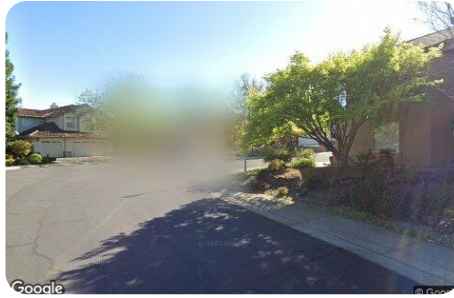
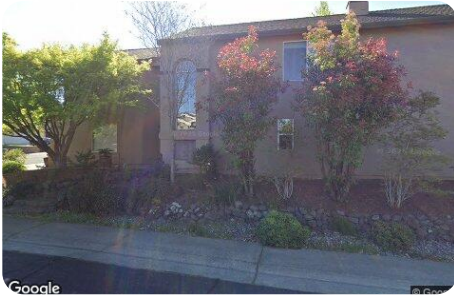


Single Family Residence **RESIDENTIAL**

3256 OUTLOOK DR

ROCKLIN, CA 95765

\$817,991 TopHap Estimate · \$299 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

2,739 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$818K

\$782K low

\$854K high

Last Sale

\$789,000 · Feb 27, 2026

Est. Owner Equity

\$43,282

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,967 (2025)
Assessed Value	\$358,050
Previous Assessed	\$351,030

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2026	Financing	Intrafamily Transfer			
Feb 19, 2026	Resale	Grant Deed	\$789,000	\$288	\$775K
Apr 23, 2013	Quitclaim	Quit Claim Transfer			
Apr 23, 2013	Quitclaim	Quit Claim Transfer			
Feb 3, 2011	Quitclaim	Quit Claim Transfer			
Jan 31, 2011	Resale	Grant Deed	\$274,000	\$100	\$270K
Dec 22, 1997	Resale	Grant Deed	\$190,000	\$69	\$181K
Mar 8, 1994	Resale	Grant Deed	\$225,000	\$82	\$180K
Aug 4, 1989	Resale	Grant Deed	\$201,000	\$73	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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