

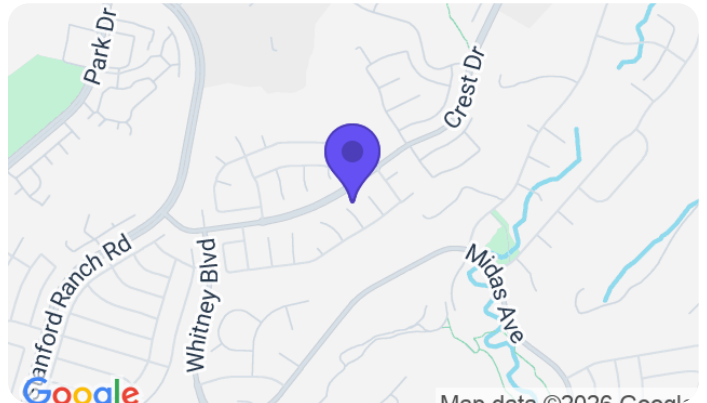
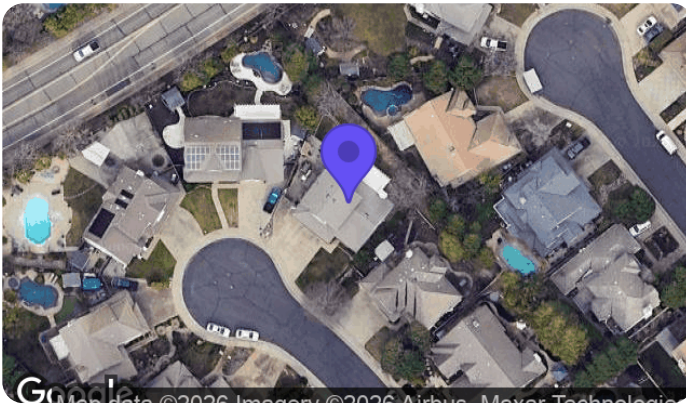
Single Family Residence

RESIDENTIAL

3523 EVERGREEN CT

ROCKLIN, CA 95765

\$742,438 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,316 ft²

LIVING AREA

0.2 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$742K

\$715K low

\$770K high

Last Sale

\$745,000 · Nov 26, 2024

Est. Owner Equity

\$122,438

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$8,150 (2025)
Assessed Value	\$759,900
Previous Assessed	\$745,000

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

54
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

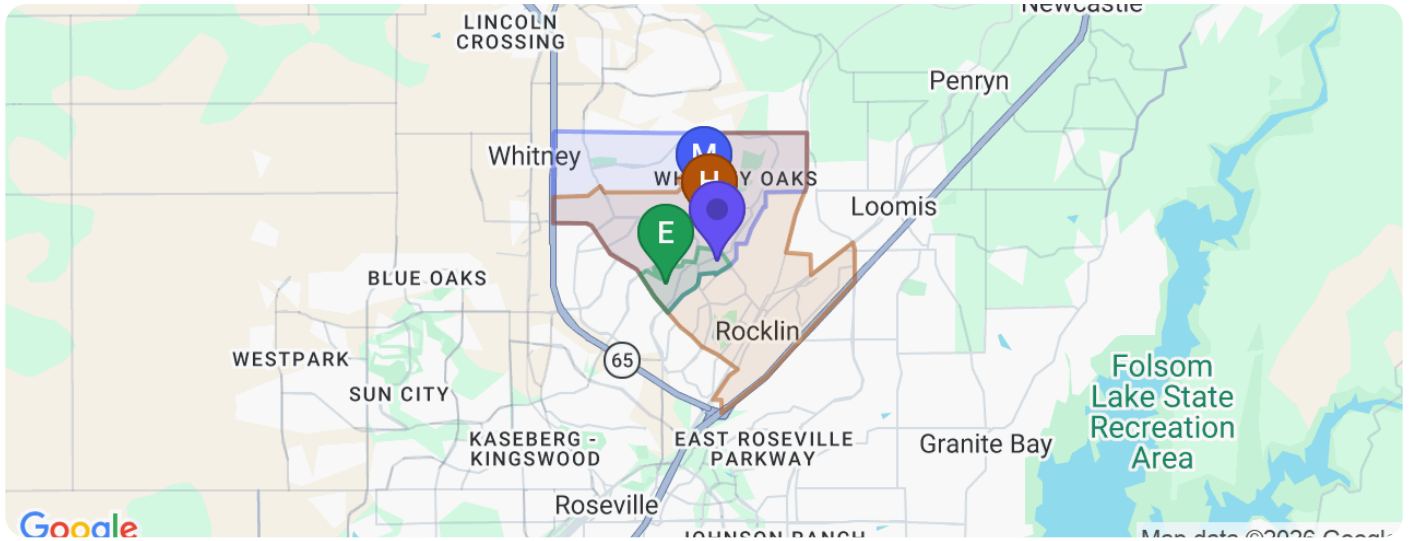
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2024	Resale	Grant Deed	\$745,000	\$322	\$620K
Aug 30, 2021	Financing	Intrafamily Transfer			
Mar 22, 1994	Resale	Grant Deed	\$61,500	\$27	\$46K
Jul 6, 1992	Non-arms-length	Trustees Deed	\$77,302	\$33	
Jul 25, 1990	Resale	Grant Deed	\$89,000	\$38	\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Granite Oaks Middle School	Middle	7–8	0.9 mi
Cobblestone Elementary School	Elementary	KG–6	1.0 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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