

Single Family Residence **RESIDENTIAL**

3450 ROCKLIN RD

ROCKLIN, CA 95677

\$506,370 TopHap Estimate · \$390 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,298 ft²

LIVING AREA

0.14 ac

LOT SIZE

1979

YEAR BUILT

2

PARKING

VALUATION

\$506K

\$480K low

\$533K high

Last Sale

\$401,000 · Jan 6, 2020

Est. Owner Equity

\$68,870

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,785 (2025)
Assessed Value	\$447,318
Previous Assessed	\$438,548

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

40
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 12, 2023	Financing	Intrafamily Transfer			
Dec 29, 2022	Financing	Intrafamily Transfer			\$73K
Aug 12, 2021	Financing	Intrafamily Transfer			
Jan 2, 2020	Resale	Grant Deed	\$401,000	\$309	\$376K
Nov 2, 2016	Resale	Grant Deed	\$268,000	\$206	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.2 mi
Parker Whitney Elementary School	Elementary	KG–6	0.7 mi
Rocklin High School	High	9–12	1.6 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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