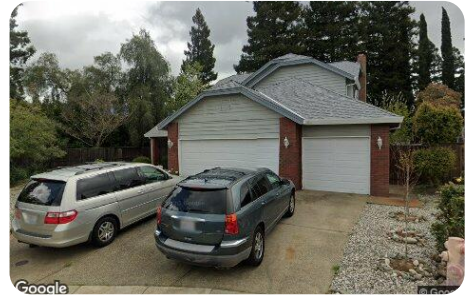


Single Family Residence **RESIDENTIAL**

3452 NESTLE CT

ROCKLIN, CA 95765

\$706,280 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,069 ft²

LIVING AREA

0.19 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$706K

\$666K low

\$746K high

Last Sale

\$320,000 · Aug 31, 2012

Est. Owner Equity

\$402,280

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,334 (2025)
Assessed Value	\$401,923
Previous Assessed	\$394,043

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	52 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 20, 2023	Financing	Intrafamily Transfer			
Aug 28, 2012	Resale	Grant Deed	\$320,000	\$155	\$304K
Mar 30, 2010	Quitclaim	Quit Claim Transfer			
Mar 30, 2010	Recorded document	Affidavit Of Death			
Sep 6, 1991	Resale	Grant Deed	\$227,500	\$110	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	0.9 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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