

Single Family Residence **RESIDENTIAL**

3539 BROADSTONE CT

ROCKLIN, CA 95765

\$885,898 TopHap Estimate · \$333 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,663 ft²

LIVING AREA

0.19 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$886K

\$836K low

\$936K high

Last Sale

\$259,500 · Oct 23, 1996

Est. Owner Equity

\$206,317

Loan-to-Value

79%

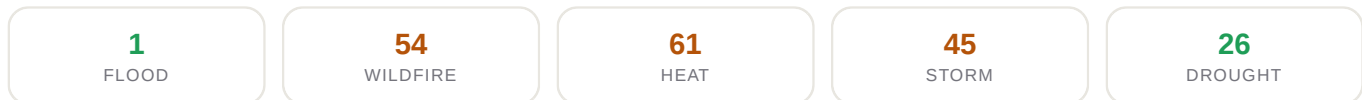
TAX & ASSESSMENT

Property Tax	\$5,001 (2025)
Assessed Value	\$457,328
Previous Assessed	\$448,361

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2009	Quitclaim	Quit Claim Transfer			
Dec 9, 1996	Financing	Grant Deed			\$23K
Oct 23, 1996	Resale	Grant Deed	\$259,500	\$97	\$246K
Jan 6, 1995	Resale	Grant Deed	\$528,000	\$198	
May 2, 1994	Non-arms-length	Grant Deed	\$1,166,000	\$438	

ASSIGNED SCHOOLS

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------