

Single Family Residence **RESIDENTIAL**

3065 HICKORY WAY

ROCKLIN, CA 95677

\$491,199 TopHap Estimate · \$347 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,416 ft²

LIVING AREA

0.15 ac

LOT SIZE

1966

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$491K

\$458K low

\$525K high

Last Sale

\$396,000 · Oct 12, 2017

Est. Owner Equity

\$102,373

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,926 (2025)
Assessed Value	\$459,583
Previous Assessed	\$450,573

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2017	Resale	Grant Deed	\$396,000	\$280	\$389K
Oct 5, 2017	Quitclaim	Quit Claim Transfer			
Oct 5, 2017	Quitclaim	Quit Claim Transfer			
Feb 24, 2017	Resale	Grant Deed	\$370,000	\$261	
Nov 4, 2016	Resale	Grant Deed	\$272,500	\$192	\$281K
Oct 9, 2015	Recorded document	Affidavit Of Death			
Jan 3, 2013	Recorded document	Affidavit Of Death			
Jan 26, 2009	Recorded document	Grant Deed			
Jan 26, 2009	Recorded document	Affidavit Of Death			
Mar 11, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.4 mi
Rocklin High School	High	9–12	2.6 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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