

Single Family Residence

RESIDENTIAL

3198 WESTWOOD DR

ROCKLIN, CA 95677

\$517,907 TopHap Estimate · \$337 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,537 ft²

LIVING AREA

0.17 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$518K

\$506K low

\$530K high

Last Sale

\$517,500 · May 15, 2026

Est. Owner Equity

\$517,907

TAX & ASSESSMENT

Property Tax	\$2,423 (2025)
Assessed Value	\$224,820
Previous Assessed	\$220,413

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	53 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
May 7, 2026	Resale	Grant Deed	\$517,500	\$337	\$300K
May 8, 2026	Financing	Affidavit Death Of Trustee/Successor Trustee			
Jun 28, 2017	Quitclaim	Quit Claim Transfer			
Mar 12, 2013	Resale	Grant Deed	\$179,000	\$116	\$176K
Dec 8, 2005	Quitclaim	Quit Claim Transfer			\$210K
Oct 18, 1993	Resale	Grant Deed	\$121,000	\$79	\$123K
May 12, 1993	Quitclaim	Quit Claim Transfer			\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.5 mi
Spring View Middle School	Middle	7–8	1.5 mi
Rocklin High School	High	9–12	2.8 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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