

Single Family Residence **RESIDENTIAL**

3255 HICKORY WAY

ROCKLIN, CA 95677

\$473,964 TopHap Estimate · \$316 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,498 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

2

PARKING

VALUATION

\$474K

\$457K low

\$491K high

Est. Owner Equity

\$473,964

TAX & ASSESSMENT

Property Tax	\$1,998 (2025)
Assessed Value	\$177,795
Previous Assessed	\$174,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
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	\$/FT²	LOAN
Feb 23, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.3 mi
Spring View Middle School	Middle	7–8	1.3 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	Absentee owner
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