

Single Family Residence **RESIDENTIAL**

# 3227 OUTLOOK DR

ROCKLIN, CA 95765

**\$718,941** TopHap Estimate · \$327 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,201 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**4**

PARKING

## VALUATION

**\$719K**

\$685K low

\$753K high

Last Sale

**\$167,000 · Apr 29, 1996**

Est. Owner Equity

**\$495,941**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,348 (2025) |
| Assessed Value    | \$299,987      |
| Previous Assessed | \$294,106      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**52**  
WILDFIRE

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Jul 11, 2013 | Financing       | Intrafamily Transfer |           |                    | \$228K |
| Apr 29, 1996 | Resale          | Grant Deed           | \$167,000 | \$76               | \$107K |
| Dec 29, 1995 | Non-arms-length | Trustees Deed        | \$210,921 | \$96               |        |
| May 17, 1990 | Resale          | Grant Deed           | \$234,000 | \$106              | \$185K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.3 mi   |
| Rocklin High School           | High       | 9–12   | 0.9 mi   |
| Granite Oaks Middle School    | Middle     | 7–8    | 1.2 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|