

Single Family Residence **RESIDENTIAL**

3402 TERRACE PL

ROCKLIN, CA 95765

\$532,368 TopHap Estimate · \$355 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,501 ft²

LIVING AREA

0.15 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$532K

\$522K low

\$543K high

Last Sale

\$140,000 · Nov 21, 1997

Est. Owner Equity

\$377,368

Loan-to-Value

28%

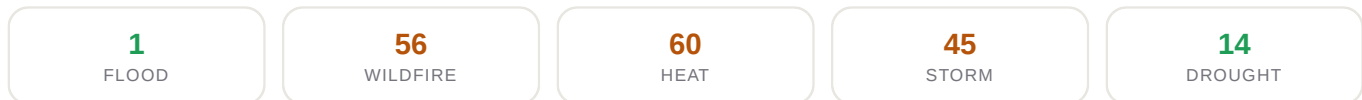
TAX & ASSESSMENT

Property Tax	\$2,580 (2025)
Assessed Value	\$227,977
Previous Assessed	\$223,508

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 21, 1997	Resale	Grant Deed	\$140,000	\$93	
Jun 29, 1990	Resale	Grant Deed	\$176,000	\$117	\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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