

Single Family Residence **RESIDENTIAL**

## 3003 ROYAL RD

ROCKLIN, CA 95765

**\$921,346** TopHap Estimate · \$325 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,838 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$921K**

\$830K low

\$1M high

Last Sale

**\$240,500 · Aug 15, 1995**

Est. Owner Equity

**\$696,545**

Loan-to-Value

**25%**

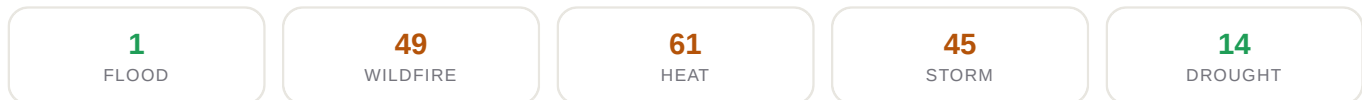
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,491 (2025) |
| Assessed Value    | \$407,290      |
| Previous Assessed | \$399,305      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 15, 1995 | Resale | Grant Deed | \$240,500 | \$85               | \$192K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Granite Oaks Middle School    | Middle     | 7–8    | 0.1 mi   |
| Rocklin High School           | High       | 9–12   | 0.4 mi   |
| Valley View Elementary School | Elementary | KG–6   | 0.7 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|