

Single Family Residence **RESIDENTIAL**

3118 WESTWOOD DR

ROCKLIN, CA 95677

\$490,478 TopHap Estimate · \$360 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,364 ft²

LIVING AREA

0.32 ac

LOT SIZE

1983

YEAR BUILT

2

PARKING

VALUATION

\$490K

\$424K low

\$557K high

Est. Owner Equity

\$308,151

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,752 (2025)
Assessed Value	\$248,567
Previous Assessed	\$243,694

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

55
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2014	Financing	Intrafamily Transfer			\$182K
Sep 5, 2008	Resale	Grant Deed	\$186,000	\$136	\$190K
May 28, 2008	Non-arms-length	Trustees Deed	\$169,000	\$124	
Apr 27, 2005	Resale	Grant Deed	\$370,000	\$271	\$296K
Mar 24, 2005	Recorded document	Grant Deed			
Dec 11, 2003	Resale	Grant Deed	\$265,000	\$194	\$212K
Jul 30, 1999	Resale	Grant Deed	\$130,000	\$95	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.6 mi
Spring View Middle School	Middle	7–8	1.6 mi

Rocklin High School	High	9–12	2.9 mi
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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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