

Single Family Residence **RESIDENTIAL**

3178 WESTWOOD DR

ROCKLIN, CA 95677

\$526,216 TopHap Estimate · \$355 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,484 ft²

LIVING AREA

0.26 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$526K

\$489K low

\$564K high

Last Sale

\$522,000 · Sep 13, 2024

Est. Owner Equity

\$181,556

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,702 (2025)
Assessed Value	\$532,440
Previous Assessed	\$522,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

61
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2024	Resale	Grant Deed	\$522,000	\$352	\$300K
Dec 19, 2012	Financing	Intrafamily Transfer			\$317K
Feb 17, 2006	Financing	Intrafamily Transfer			\$20K
Apr 14, 2005	Resale	Grant Deed	\$349,000	\$235	\$279K
Nov 19, 2003	Quitclaim	Quit Claim Transfer			
Apr 17, 2003	Resale	Grant Deed	\$248,000	\$167	\$223K
Sep 12, 2000	Resale	Grant Deed	\$164,000	\$111	\$163K
Jul 1, 1994	Quitclaim	Quit Claim Transfer			\$102K
Mar 27, 1991	Quitclaim	Quit Claim Transfer			\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.5 mi
Spring View Middle School	Middle	7–8	1.5 mi
Rocklin High School	High	9–12	2.8 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	Owner occupied
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