

Single Family Residence

**RESIDENTIAL**

# 3335 WESTWOOD DR

ROCKLIN, CA 95677

**\$488,956** TopHap Estimate · \$344 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,421 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1979**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$489K**

\$450K low

\$528K high

Last Sale

**\$279,000 · Feb 5, 2014**

Est. Owner Equity

**\$231,956**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,821 (2025) |
| Assessed Value    | \$348,844      |
| Previous Assessed | \$342,005      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 48<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jul 26, 2019 | Financing | Intrafamily Transfer |           |        | \$257K |
| Feb 4, 2014  | Resale    | Grant Deed           | \$279,000 | \$196  | \$265K |
| Jul 22, 2013 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Oct 8, 2003  | Quitclaim | Quit Claim Transfer  |           |        | \$129K |
| Apr 28, 1992 | Resale    | Grant Deed           | \$36,000  | \$25   | \$72K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rocklin Elementary School | Elementary | KG–6   | 1.3 mi   |
| Spring View Middle School | Middle     | 7–8    | 1.3 mi   |
| Rocklin High School       | High       | 9–12   | 2.7 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 95677

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</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> |
|-----------|-----------------------|