

Single Family Residence **RESIDENTIAL**

3045 STRAND RD

ROCKLIN, CA 95765

\$743,374 TopHap Estimate · \$281 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,650 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$743K

\$724K low

\$763K high

Last Sale

\$335,000 · Feb 10, 2012

Est. Owner Equity

\$558,374

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$4,801 (2025)
Assessed Value	\$429,182
Previous Assessed	\$420,768

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2012	Resale	Grant Deed	\$335,000	\$126	\$185K
Aug 26, 2011	Non-arms-length	Trustees Deed	\$267,000	\$101	
Jun 17, 2003	Quitclaim	Quit Claim Transfer			\$50K
Oct 24, 1997	Resale	Grant Deed	\$188,000	\$71	\$178K
Apr 28, 1994	Quitclaim	Quit Claim Transfer			\$183K
Jun 7, 1991	Resale	Grant Deed	\$223,500	\$84	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.5 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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