

Single Family Residence **RESIDENTIAL**

3404 LELAND ST

ROCKLIN, CA 95765

\$505,617 TopHap Estimate · \$406 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,246 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$506K

\$493K low

\$518K high

Last Sale

\$290,000 · May 24, 2013

Est. Owner Equity

\$505,617

TAX & ASSESSMENT

Property Tax	\$4,348 (2025)
Assessed Value	\$364,244
Previous Assessed	\$357,103

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	43 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2013	Resale	Grant Deed	\$290,000	\$233	
Dec 17, 2011	Quitclaim	Quit Claim Transfer			
Feb 19, 2010	Recorded document	Affidavit Of Death			
Feb 18, 2010	Recorded document	Affidavit Of Death			
Feb 18, 2010	Resale	Grant Deed	\$240,000	\$193	\$214K
Apr 28, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.0 mi

Granite Oaks Middle School	Middle	7–8	1.4 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 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	Absentee owner
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