

Single Family Residence **RESIDENTIAL**

3040 STRAND RD

ROCKLIN, CA 95765

\$782,648 TopHap Estimate · \$295 / 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

STORIES

8

ROOMS

2

PARKING

VALUATION

\$783K

\$756K low

\$809K high

Last Sale

\$725,000 · Oct 5, 2022

Est. Owner Equity

\$292,648

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$8,352 (2025)
Assessed Value	\$769,375
Previous Assessed	\$754,290

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	32 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
Sep 29, 2022	Resale	Grant Deed	\$725,000	\$274	\$490K
Jun 5, 2014	Resale	Grant Deed	\$440,000	\$166	\$403K
Jun 4, 2012	Financing	Grant Deed			\$369K
Jan 14, 2008	Resale	Grant Deed	\$386,500	\$146	\$381K
May 12, 2004	Quitclaim	Quit Claim Transfer			
May 12, 2004	Quitclaim	Quit Claim Transfer			\$329K
Sep 19, 2002	Resale	Grant Deed	\$349,000	\$132	\$314K
May 14, 1991	Resale	Grant Deed	\$226,000	\$85	\$203K

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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