

Single Family Residence **RESIDENTIAL**

# 3509 BOULDER RIDGE CT

ROCKLIN, CA 95765

**\$524,845** TopHap Estimate · \$372 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,411 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$525K**

\$502K low

\$547K high

Last Sale

**\$525,000 · Jun 2, 2026**

Est. Owner Equity

**\$524,845**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,857 (2025) |
| Assessed Value    | \$530,083      |
| Previous Assessed | \$519,690      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**71**  
WILDFIRE

**62**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| May 18, 2026 | Resale            | Grant Deed           | \$525,000 | \$372              |        |
| Dec 4, 2025  | Financing         | Intrafamily Transfer |           |                    |        |
| Apr 18, 2024 | Resale            | Grant Deed           | \$509,500 | \$361              |        |
| Jun 27, 2012 | Recorded document | Grant Deed           |           |                    |        |
| May 5, 2010  | Resale            | Grant Deed           | \$252,500 | \$179              |        |
| Feb 28, 2002 | Resale            | Grant Deed           | \$211,500 | \$150              | \$169K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Granite Oaks Middle School    | Middle     | 7–8    | 1.5 mi   |
| Valley View Elementary School | Elementary | KG–6   | 1.6 mi   |
| Rocklin High School           | High       | 9–12   | 1.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</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>Absentee owner</b> |
|-----------|-----------------------|