

Single Family Residence **RESIDENTIAL**

3507 BOULDER RIDGE CT

ROCKLIN, CA 95765

\$469,624 TopHap Estimate · \$394 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,192 ft²
LIVING AREA

0.13 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$470K

\$423K low

\$516K high

Last Sale

\$470,000 · Mar 11, 2026

Est. Owner Equity

\$351,624

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$4,513 (2025)
Assessed Value	\$310,185
Previous Assessed	\$304,104

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2021	Financing	Intrafamily Transfer			
Oct 16, 2018	Quitclaim	Quit Claim Transfer			
Oct 22, 2004	Quitclaim	Quit Claim Transfer			\$77K
Mar 28, 2002	Resale	Grant Deed	\$206,000	\$173	\$75K

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	1.8 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	Absentee owner
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