

Single Family Residence **RESIDENTIAL**

# 3503 BOULDER RIDGE CT

ROCKLIN, CA 95765

**\$564,805** TopHap Estimate · \$424 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,331 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$565K**

\$543K low

\$587K high

Last Sale

**\$270,000 · Jun 6, 2013**

Est. Owner Equity

**\$501,805**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,745 (2025) |
| Assessed Value    | \$339,121      |
| Previous Assessed | \$332,472      |

## PROPERTY FACTS

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

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>71</b><br>WILDFIRE | <b>62</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 13, 2026 | Financing | Grant Deed          |           |                    | \$63K  |
| Oct 10, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 3, 2013  | Resale    | Grant Deed          | \$270,000 | \$203              | \$170K |
| Aug 30, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 15, 2002 | Resale    | Grant Deed          | \$196,500 | \$148              |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|