

Single Family Residence **RESIDENTIAL**

3345 CLEARVIEW CT

ROCKLIN, CA 95765

\$701,473 TopHap Estimate · \$339 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,069 ft²

LIVING AREA

0.19 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$701K

\$655K low

\$748K high

Last Sale

\$272,000 · May 23, 2000

Est. Owner Equity

\$581,973

Loan-to-Value

17%

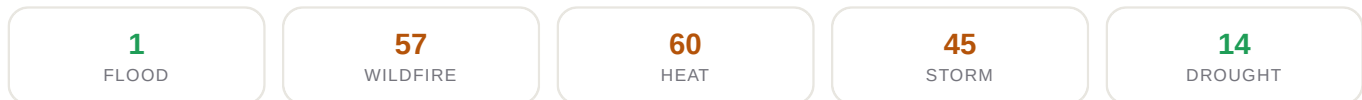
TAX & ASSESSMENT

Property Tax	\$4,593 (2025)
Assessed Value	\$426,235
Previous Assessed	\$417,878

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2021	Financing	Intrafamily Transfer			
May 8, 2018	Quitclaim	Quit Claim Transfer			
Aug 16, 2006	Recorded document	Affidavit Of Death			
May 23, 2000	Resale	Grant Deed	\$272,000	\$131	\$161K
Sep 29, 1992	Resale	Grant Deed	\$237,000	\$115	\$213K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Cobblestone Elementary School	Elementary	KG–6	0.9 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

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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