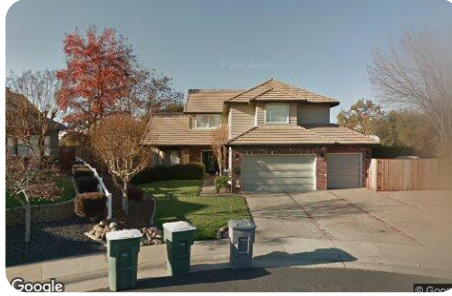


Single Family Residence **RESIDENTIAL**

3341 CLEARVIEW CT

ROCKLIN, CA 95765

\$994,376 TopHap Estimate · \$392 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,535 ft²

LIVING AREA

1.3 ac

LOT SIZE

1995

YEAR BUILT

3

PARKING

VALUATION

\$994K

\$905K low

\$1.1M high

Last Sale

\$240,000 · Dec 20, 1994

Est. Owner Equity

\$768,876

Loan-to-Value

25%

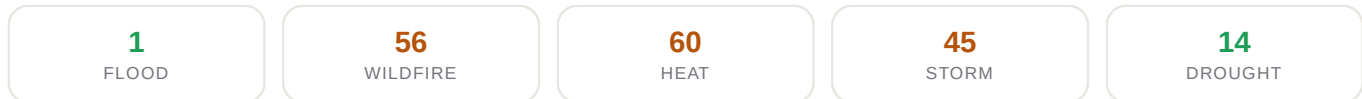
TAX & ASSESSMENT

Property Tax	\$4,413 (2025)
Assessed Value	\$411,158
Previous Assessed	\$403,097

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2012	Quitclaim	Quit Claim Transfer			
Jul 25, 1995	Quitclaim	Quit Claim Transfer			\$195K
Dec 20, 1994	Resale	Grant Deed	\$240,000	\$95	\$192K
May 20, 1994	Financing	Grant Deed			\$586K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.7 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------