

Single Family Residence **RESIDENTIAL**

3405 COOK ST

ROCKLIN, CA 95765

\$698,202 TopHap Estimate · \$330 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,113 ft²

LIVING AREA

0.19 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$698K

\$678K low

\$719K high

Last Sale

\$170,000 · May 24, 1996

Est. Owner Equity

\$301,202

Loan-to-Value

58%

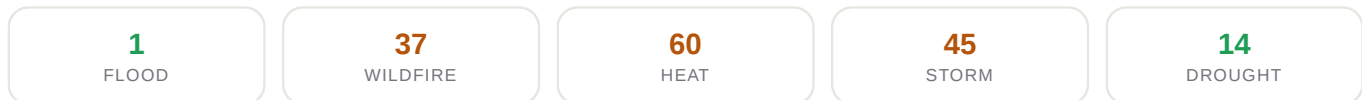
TAX & ASSESSMENT

Property Tax	\$3,551 (2025)
Assessed Value	\$319,053
Previous Assessed	\$312,798

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2023	Financing	Intrafamily Transfer			
May 24, 1996	Resale	Grant Deed	\$170,000	\$80	\$162K
Nov 1, 1991	Resale	Grant Deed	\$188,500	\$89	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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