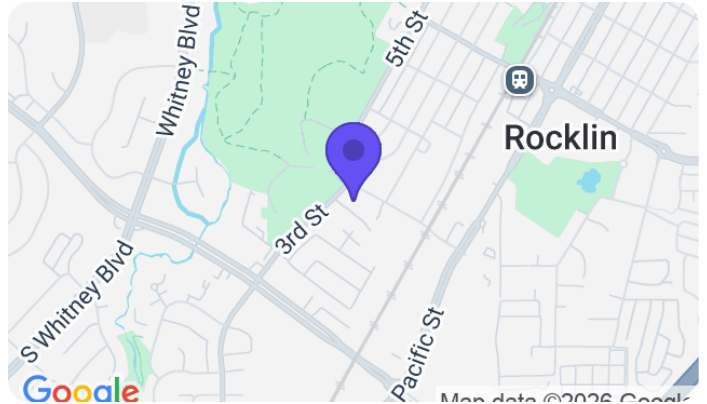


Duplex (2 Units, Any Combination)

RESIDENTIAL

3530 FARRON ST

ROCKLIN, CA 95677



3

BEDS

2

BATHS

2,400 ft²

LIVING AREA

0.2 ac

LOT SIZE

2024

YEAR BUILT

2

PARKING

VALUATION

Last Sale

\$1,100,000 · Apr 17, 2025

TAX & ASSESSMENT

Property Tax

\$7,315 (2025)

Assessed Value

\$1,110,780

Previous Assessed

\$660,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	PLACER
Lot (acres)	0.20
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

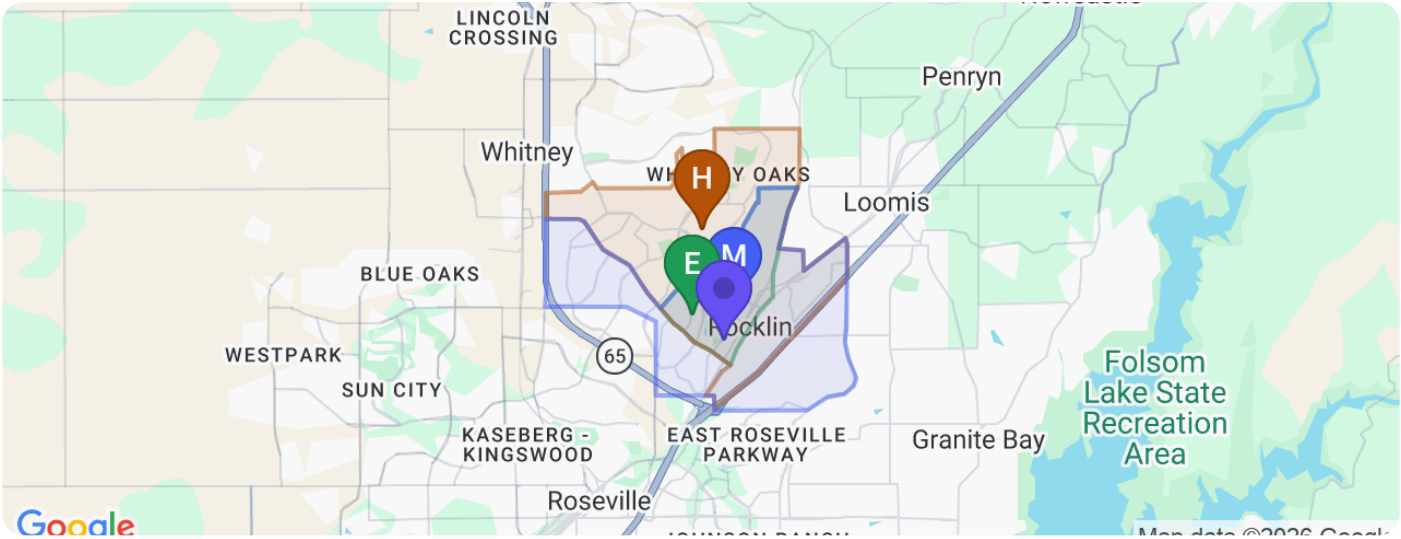
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2025	Financing	Intrafamily Transfer			
Apr 14, 2025	Resale	Grant Deed	\$1,100,000	\$458	\$998K
Aug 21, 2024	Financing	Correction Deed			
Aug 21, 2024	Financing	Correction Deed			\$300K
Aug 18, 2023	Financing	Intrafamily Transfer			
Aug 18, 2023	Resale	Grant Deed	\$210,000	\$88	\$375K
Sep 7, 2022	Resale	Grant Deed	\$121,000	\$50	
Jul 10, 2022	Resale	Grant Deed	\$255,000	\$106	
Sep 1, 2005	Resale	Grant Deed	\$320,000	\$133	\$240K
Jun 28, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.6 mi
Parker Whitney Elementary School	Elementary	KG–6	0.7 mi
Rocklin High School	High	9–12	1.9 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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