

Single Family Residence

RESIDENTIAL

3412 COOK ST

ROCKLIN, CA 95765

\$631,718 TopHap Estimate · \$332 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$632K

\$616K low

\$648K high

Last Sale

\$290,000 · Aug 12, 2008

Est. Owner Equity

\$380,918

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,292 (2025)
Assessed Value	\$388,521
Previous Assessed	\$380,904

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

1 FLOOD	56 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2008	Resale	Grant Deed	\$290,000	\$153	\$276K
Nov 1, 2006	Resale	Grant Deed	\$355,000	\$187	\$284K
Apr 4, 2006	Quitclaim	Quit Claim Transfer			\$80K
Apr 4, 2006	Quitclaim	Quit Claim Transfer			
May 17, 2004	Quitclaim	Quit Claim Transfer			
Apr 9, 2004	Recorded document	Grant Deed			
Mar 8, 2004	Quitclaim	Quit Claim Transfer			
Jan 8, 2004	Resale	Grant Deed	\$300,000	\$158	\$240K
May 17, 2001	Quitclaim	Quit Claim Transfer			
May 17, 2001	Quitclaim	Quit Claim Transfer			\$162K
Mar 23, 1999	Quitclaim	Quit Claim Transfer			

Jun 11, 1998	Resale	Grant Deed	\$174,000	\$92	\$165K
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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	1.2 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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