

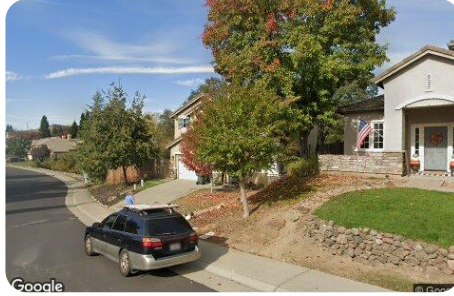
Single Family Residence

RESIDENTIAL

3723 INDEPENDENCE PL

ROCKLIN, CA 95677

\$1,169,479 TopHap Estimate · \$320 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,656 ft²

LIVING AREA

0.3 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$635,500 · Aug 26, 2004

Est. Owner Equity

\$419,479

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$11,796 (2025)
Assessed Value	\$903,941
Previous Assessed	\$886,218

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

96
FLOOD

66
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 30, 2008	Quitclaim	Quit Claim Transfer			
May 30, 2008	Financing	Intrafamily Transfer			\$205K
Aug 26, 2004	Resale	Grant Deed	\$635,500	\$174	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.6 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	Owner occupied
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