

Single Family Residence **RESIDENTIAL**

3427 COOK ST

ROCKLIN, CA 95765

\$698,867 TopHap Estimate · \$315 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,219 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$699K

\$676K low

\$721K high

Last Sale

\$425,000 · Apr 14, 2016

Est. Owner Equity

\$251,867

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,150 (2025)
Assessed Value	\$555,735
Previous Assessed	\$544,839

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	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	53 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
Apr 21, 2020	Financing	Intrafamily Transfer			\$382K
Sep 23, 2016	Quitclaim	Quit Claim Transfer			
Apr 11, 2016	Quitclaim	Quit Claim Transfer			
Mar 18, 2016	Resale	Grant Deed	\$425,000	\$192	\$404K
Nov 9, 2015	Non-arms-length	Trustees Deed	\$307,000	\$138	
Sep 1, 2008	Recorded document	Grant Deed			
Aug 30, 2008	Recorded document	Grant Deed			
Jun 26, 2009	Quitclaim	Quit Claim Transfer			
Aug 30, 2008	Recorded document	Grant Deed			
Oct 5, 2004	Resale	Grant Deed	\$410,000	\$185	\$328K
Mar 2, 1992	Resale	Grant Deed	\$193,500	\$87	\$174K

May 3, 1989	Resale	Grant Deed	\$175,000	\$79	\$140K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 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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