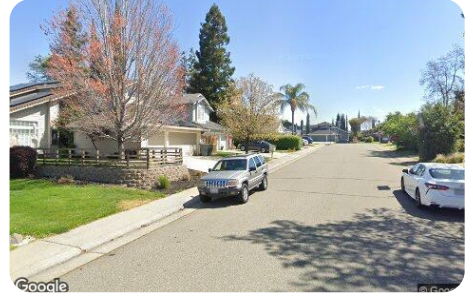


Single Family Residence **RESIDENTIAL**

3419 COOK ST

ROCKLIN, CA 95765

\$625,807 TopHap Estimate · \$329 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

8

ROOMS

2

PARKING

VALUATION

\$626K

\$604K low

\$648K high

Last Sale

\$625,000 · Dec 2, 2024

Est. Owner Equity

\$129,807

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,022 (2025)
Assessed Value	\$637,500
Previous Assessed	\$625,000

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	45 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2024	Resale	Grant Deed	\$625,000	\$329	\$500K
Jun 8, 2022	Financing	Intrafamily Transfer			
Jun 26, 2017	Resale	Grant Deed	\$433,000	\$228	\$346K
Nov 1, 2012	Quitclaim	Quit Claim Transfer			
Feb 11, 2011	Quitclaim	Quit Claim Transfer			
Aug 12, 2004	Quitclaim	Quit Claim Transfer			
Oct 13, 2000	Resale	Grant Deed	\$203,500	\$107	\$161K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------