

Single Family Residence **RESIDENTIAL**

3417 COOK ST

ROCKLIN, CA 95765

\$565,853 TopHap Estimate · \$316 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,793 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$566K

\$542K low

\$589K high

Last Sale

\$214,000 · May 26, 2011

Est. Owner Equity

\$383,323

Loan-to-Value

31%

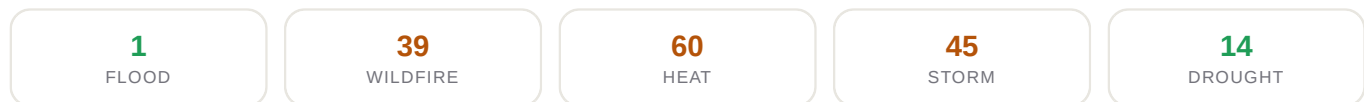
TAX & ASSESSMENT

Property Tax	\$3,207 (2025)
Assessed Value	\$279,638
Previous Assessed	\$274,156

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2011	Resale	Grant Deed	\$214,000	\$119	\$203K
Mar 21, 2011	Non-arms-length	Trustees Deed	\$218,000	\$122	
Aug 11, 1995	Resale	Grant Deed	\$148,500	\$83	\$133K
Dec 3, 1991	Resale	Grant Deed	\$187,000	\$104	\$131K

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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