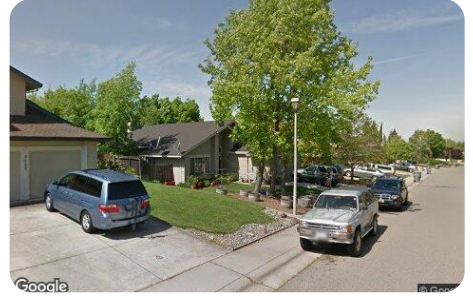


Single Family Residence **RESIDENTIAL**

3422 COOK ST

ROCKLIN, CA 95765

\$617,284 TopHap Estimate · \$325 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$617K

\$572K low

\$662K high

Last Sale

\$580,000 · Sep 1, 2023

Est. Owner Equity

\$317,284

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,659 (2025)
Assessed Value	\$603,432
Previous Assessed	\$591,600

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2025	Financing	Intrafamily Transfer			
Feb 28, 2025	Financing	Intrafamily Transfer			\$300K
Aug 24, 2023	Resale	Grant Deed	\$580,000	\$305	
Nov 20, 2020	Quitclaim	Quit Claim Transfer			
May 8, 2002	Resale	Grant Deed	\$265,000	\$139	\$115K
Oct 4, 2001	Quitclaim	Quit Claim Transfer			\$188K
Aug 31, 2000	Resale	Grant Deed	\$207,000	\$109	\$155K
Jun 22, 1994	Resale	Grant Deed	\$165,000	\$87	\$100K

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	Absentee owner
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