

Single Family Residence **RESIDENTIAL**

3525 FARRON ST

ROCKLIN, CA 95677

\$897,033 TopHap Estimate · \$310 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,891 ft²

LIVING AREA

0.57 ac

LOT SIZE

1970

YEAR BUILT

2

PARKING

VALUATION

\$897K

\$823K low

\$971K high

Last Sale

\$600,000 · Jun 30, 2020

Est. Owner Equity

\$196,539

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,227 (2025)
Assessed Value	\$669,306
Previous Assessed	\$656,183

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.57
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

53
WILDFIRE

61
HEAT

45
STORM

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
Jun 18, 2020	Resale	Grant Deed	\$600,000	\$208	\$510K
Aug 17, 2017	Recorded document	Affidavit Of Death			
Aug 17, 2017	Quitclaim	Quit Claim Transfer			
Nov 12, 2013	Recorded document	Affidavit Of Death			
Dec 3, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.5 mi
Parker Whitney Elementary School	Elementary	KG–6	0.7 mi
Rocklin High School	High	9–12	1.9 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	Absentee owner
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