

Single Family Residence **RESIDENTIAL**

3016 WESTERN CT

ROCKLIN, CA 95765

\$1,169,936 TopHap Estimate · \$342 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,417 ft²
LIVING AREA

0.3 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$785,000 · May 16, 2007

Est. Owner Equity

\$694,986

Loan-to-Value

42%

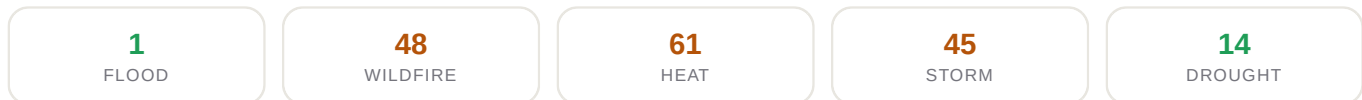
TAX & ASSESSMENT

Property Tax	\$11,868 (2025)
Assessed Value	\$1,072,754
Previous Assessed	\$1,051,721

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
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 4, 2007	Resale	Grant Deed	\$785,000	\$230	\$628K
Oct 1, 1999	Resale	Grant Deed	\$355,500	\$104	\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.3 mi
Valley View Elementary School	Elementary	KG–6	0.5 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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