

Single Family Residence **RESIDENTIAL**

3447 HIDDEN RANCH LOOP

ROCKLIN, CA 95765

\$949,477 TopHap Estimate · \$404 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,351 ft²
LIVING AREA

2020
YEAR BUILT

2
PARKING

VALUATION

\$949K

\$902K low

\$997K high

Last Sale

\$809,500 · Nov 25, 2020

Est. Owner Equity

\$449,477

Loan-to-Value

53%

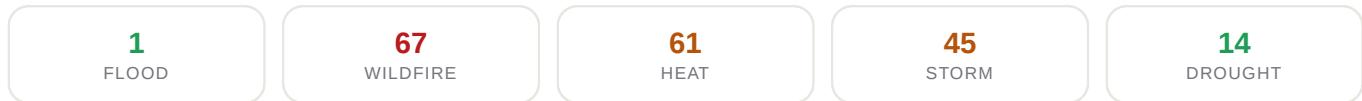
TAX & ASSESSMENT

Property Tax	\$12,930 (2025)
Assessed Value	\$893,225
Previous Assessed	\$875,712

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 23, 2020	Resale	Grant Deed	\$809,500	\$344	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.7 mi
Whitney High School	High	9–12	1.6 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
-----------	-----------------------