

Single Family Residence **RESIDENTIAL**

3445 HIDDEN RANCH LOOP

ROCKLIN, CA 95765

\$1,176,879 TopHap Estimate · \$341 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,447 ft²

LIVING AREA

2020

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$915,000 · Dec 8, 2020

Est. Owner Equity

\$313,223

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$14,446 (2025)
Assessed Value	\$1,042,531
Previous Assessed	\$1,022,091

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

71
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2020	Resale	Grant Deed	\$915,000	\$265	\$732K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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