

Single Family Residence **RESIDENTIAL**

3448 HIDDEN RANCH LOOP

ROCKLIN, CA 95765

\$1,198,228 TopHap Estimate · \$327 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,662 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$822,500 · Jan 22, 2021

Est. Owner Equity

\$540,488

Loan-to-Value

55%

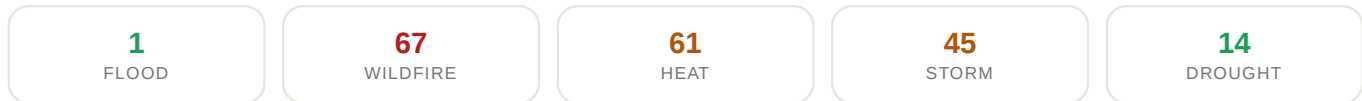
TAX & ASSESSMENT

Property Tax	\$13,085 (2025)
Assessed Value	\$907,743
Previous Assessed	\$889,945

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
Jun 16, 2025	Financing	Intrafamily Transfer			
Jan 15, 2021	Resale	Grant Deed	\$822,500	\$225	\$658K

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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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