

Single Family Residence **RESIDENTIAL**

3452 HIDDEN RANCH LOOP

ROCKLIN, CA 95765

\$998,963 TopHap Estimate · \$321 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,108 ft²
LIVING AREA

2020
YEAR BUILT

2
PARKING

VALUATION

\$999K

\$978K low

\$1M high

Last Sale

\$1,000,000 · Jun 2, 2026

Est. Owner Equity

\$698,963

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$12,062 (2025)
Assessed Value	\$811,748
Previous Assessed	\$795,833

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	68 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2026	Resale	Grant Deed	\$1,000,000	\$322	\$300K
Oct 22, 2020	Resale	Grant Deed	\$735,500	\$237	\$569K

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	Absentee owner
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