

Single Family Residence

RESIDENTIAL

3418 HIDDEN RANCH LOOP

ROCKLIN, CA 95765

\$985,298 TopHap Estimate · \$354 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,780 ft²

LIVING AREA

2020

YEAR BUILT

2

PARKING

VALUATION

\$985K

\$938K low

\$1M high

Last Sale

\$735,000 · Feb 20, 2020

Est. Owner Equity

\$239,388

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$12,332 (2025)
Assessed Value	\$844,257
Previous Assessed	\$827,704

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	71 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 30, 2024	Financing	Intrafamily Transfer			
Feb 18, 2020	Resale	Grant Deed	\$735,000	\$264	\$700K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.8 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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