

Single Family Residence **RESIDENTIAL**

3439 HIDDEN RANCH LOOP

ROCKLIN, CA 95765

\$1,055,416 TopHap Estimate · \$306 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,447 ft²

LIVING AREA

2020

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$906K low

\$1.2M high

Last Sale

\$1,075,000 · Aug 20, 2024

Est. Owner Equity

\$195,416

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$15,021 (2025)
Assessed Value	\$1,096,500
Previous Assessed	\$1,075,000

PROPERTY FACTS

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

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
Aug 15, 2024	Resale	Grant Deed	\$1,075,000	\$312	\$860K
Jul 7, 2023	Financing	Intrafamily Transfer			
Sep 30, 2021	Financing	Intrafamily Transfer			\$716K
Aug 17, 2020	Resale	Grant Deed	\$791,500	\$230	\$712K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.7 mi
Whitney High School	High	9–12	1.7 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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