

Single Family Residence

RESIDENTIAL

3312 GROUSE RIDGE WAY

ROCKLIN, CA 95765

\$1,090,161

TopHap Estimate · confidence 86 · as of Jun 25, 2026



VALUATION

\$1.1M

\$940K low

\$1.2M high

Last Sale

\$1,060,000 · Jul 11, 2025

Est. Owner Equity

\$1,090,161

TAX & ASSESSMENT

Property Tax

\$5,339 (2025)

Assessed Value

\$1,046,056

Previous Assessed

\$221,868

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Pool	No

CLIMATE RISK

1 FLOOD	72 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2026	Financing	Grant Deed			
Jul 7, 2025	Resale	Grant Deed	\$1,060,000		\$130K
Nov 4, 2022	Resale	Grant Deed	\$8,670,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.1 mi
Granite Oaks Middle School	Middle	7–8	1.1 mi
Whitney High School	High	9–12	1.3 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



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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------