

Single Family Residence

RESIDENTIAL

3328 GROUSE RIDGE WAY

ROCKLIN, CA 95765

\$1,101,950
TopHap Estimate · confidence 86 · as of Jun 25, 2026



VALUATION

\$1.1M

\$950K low

\$1.3M high

Last Sale	\$1,080,000 · Oct 23, 2025
Est. Owner Equity	\$321,960
Loan-to-Value	71%

TAX & ASSESSMENT

Property Tax	\$5,302 (2025)
Assessed Value	\$1,065,192
Previous Assessed	\$218,400

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Pool	No

CLIMATE RISK

1 FLOOD	72 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 24, 2025	Financing	Intrafamily Transfer			
Oct 9, 2025	Resale	Grant Deed	\$1,080,000		\$780K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.2 mi
Granite Oaks Middle School	Middle	7–8	1.1 mi
Whitney High School	High	9–12	1.4 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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