

Single Family Residence **RESIDENTIAL**

3340 GROUSE RIDGE CT

ROCKLIN, CA 95765

\$1,004,551 TopHap Estimate · confidence 78 · as of Jul 14, 2026



VALUATION

\$1M

\$787K low

\$1.2M high

Last Sale	\$855,000 · Aug 15, 2025
Est. Owner Equity	\$619,561
Loan-to-Value	37%

TAX & ASSESSMENT

Property Tax	\$4,324 (2025)
Assessed Value	\$844,691
Previous Assessed	\$166,256

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Pool	No

CLIMATE RISK

1 FLOOD	72 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2025	Resale	Grant Deed	\$855,000		\$385K
Aug 12, 2025	Financing	Intrafamily Transfer			
Nov 4, 2022	Resale	Grant Deed	\$8,670,000		

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	Owner occupied
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