

Single Family Residence **RESIDENTIAL**

3356 GROUSE RIDGE CT

ROCKLIN, CA 95765

\$871,870 TopHap Estimate · confidence 79 · as of Jul 14, 2026



VALUATION

\$872K

\$686K low

\$1.1M high

Last Sale	\$847,000 · Jun 20, 2025
Est. Owner Equity	\$175,263
Loan-to-Value	80%

TAX & ASSESSMENT

Property Tax	\$6,155 (2025)
Assessed Value	\$863,572
Previous Assessed	\$296,868

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Pool	No

CLIMATE RISK

52 FLOOD	72 WILDFIRE	61 HEAT	45 STORM	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
Jun 3, 2025	Resale	Grant Deed	\$847,000		\$697K
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	1.2 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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