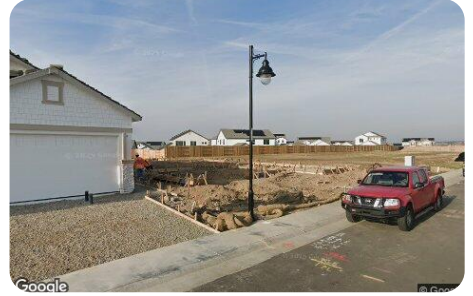


Single Family Residence **RESIDENTIAL**

3321 GROUSE RIDGE WAY

ROCKLIN, CA 95765

\$850,863 TopHap Estimate · \$417 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,042 ft²

LIVING AREA

2025

YEAR BUILT

2

PARKING

VALUATION

\$851K

\$744K low

\$958K high

Last Sale

\$830,000 · Feb 24, 2025

Est. Owner Equity

\$850,863

TAX & ASSESSMENT

Property Tax	\$9,915 (2025)
Assessed Value	\$217,517
Previous Assessed	\$641,868

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Fireplace	Yes
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	\$/FT²	LOAN
Feb 14, 2025	Resale	Grant Deed	\$830,000	\$406	
Nov 4, 2022	Resale	Grant Deed	\$8,670,000	\$4246	

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	1.3 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

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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