

Single Family Residence **RESIDENTIAL**

3317 GROUSE RIDGE WAY

ROCKLIN, CA 95765

\$892,792 TopHap Estimate · \$398 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,243 ft²
LIVING AREA

2025
YEAR BUILT

2
PARKING

VALUATION

\$893K

\$849K low

\$936K high

Last Sale

\$890,000 · May 15, 2026

Est. Owner Equity

\$892,792

TAX & ASSESSMENT

Property Tax	\$10,153 (2025)
Assessed Value	\$730,185
Previous Assessed	\$661,868

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
May 4, 2026	Non-arms-length	Grant Deed	\$890,000	\$397	
Nov 4, 2022	Resale	Grant Deed	\$8,670,000	\$3865	

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

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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