

Single Family Residence **RESIDENTIAL**

3229 CHICKADEE CT

ROCKLIN, CA 95765

\$1,122,509 TopHap Estimate · \$353 / ft² · confidence 91 · as of Jul 14, 2026

4

BEDS

4

BATHS

3,184 ft²

LIVING AREA

2024

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$1,093,500 · Jan 15, 2025

Est. Owner Equity

\$402,509

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax

\$12,708 (2025)

Assessed Value

\$856,167

Previous Assessed

\$896,868

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	73 WILDFIRE	14 DROUGHT
------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2025	Resale	Grant Deed	\$1,093,500	\$343	\$720K
Nov 4, 2022	Resale	Grant Deed	\$8,670,000	\$2723	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------