

Single Family Residence **RESIDENTIAL**

3103 MONARCH CT

ROCKLIN, CA 95765

\$793,314 TopHap Estimate · \$298 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,662 ft²

LIVING AREA

0.13 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$793K

\$751K low

\$836K high

Last Sale

\$537,000 · May 17, 2005

Est. Owner Equity

\$105,064

Loan-to-Value

88%

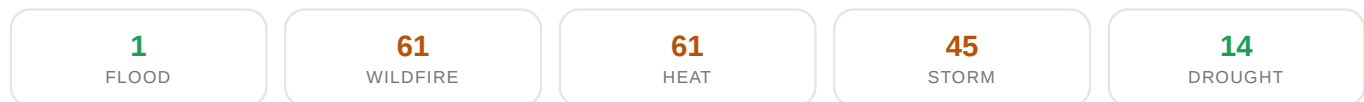
TAX & ASSESSMENT

Property Tax	\$8,808 (2025)
Assessed Value	\$812,269
Previous Assessed	\$796,343

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2007	Financing	Intrafamily Transfer			\$500K
Sep 8, 2005	Financing	Intrafamily Transfer			\$450K
May 6, 2005	Resale	Grant Deed	\$537,000	\$202	\$360K
May 6, 2005	Quitclaim	Quit Claim Transfer			
Jul 2, 2002	Quitclaim	Quit Claim Transfer			\$247K
Feb 26, 1999	Quitclaim	Quit Claim Transfer			
Feb 26, 1999	Quitclaim	Quit Claim Transfer			\$188K
Jul 10, 1995	Resale	Grant Deed	\$200,000	\$75	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Rocklin High School	High	9–12	0.3 mi
Valley View Elementary School	Elementary	KG–6	0.7 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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