

Single Family Residence **RESIDENTIAL**

3001 WESTERN WAY

ROCKLIN, CA 95765

\$895,457 TopHap Estimate · \$308 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,906 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$895K

\$857K low

\$934K high

Last Sale

\$285,000 · Jun 24, 1999

Est. Owner Equity

\$229,178

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,285 (2025)
Assessed Value	\$455,205
Previous Assessed	\$446,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

38
FLOOD

49
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2025	Financing	Intrafamily Transfer			
Jun 24, 1999	Resale	Grant Deed	\$285,000	\$98	\$228K
Jun 17, 1999	Resale	Grant Deed	\$300,500	\$103	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.1 mi
Granite Oaks Middle School	Middle	7–8	0.4 mi
Valley View Elementary School	Elementary	KG–6	0.5 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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