

Single Family Residence **RESIDENTIAL**

3007 WESTERN WAY

ROCKLIN, CA 95765

\$916,914 TopHap Estimate · \$269 / ft² · confidence 89 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,411 ft²

LIVING AREA

0.2 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$917K

\$814K low

\$1M high

Last Sale

\$920,000 · Jan 8, 2025

Est. Owner Equity

\$916,914

TAX & ASSESSMENT

Property Tax	\$11,695 (2025)
Assessed Value	\$938,400
Previous Assessed	\$1,035,243

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

57
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2024	Resale	Grant Deed	\$920,000	\$270	
May 6, 2013	Quitclaim	Quit Claim Transfer			
Nov 27, 2012	Quitclaim	Quit Claim Transfer			\$325K
Jun 19, 2009	Quitclaim	Quit Claim Transfer			\$345K
Mar 2, 2005	Resale	Grant Deed	\$723,000	\$212	\$360K
Nov 9, 2004	Resale	Grant Deed	\$630,000	\$185	\$504K
Jun 25, 1999	Resale	Grant Deed	\$308,181	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.1 mi
Granite Oaks Middle School	Middle	7–8	0.3 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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