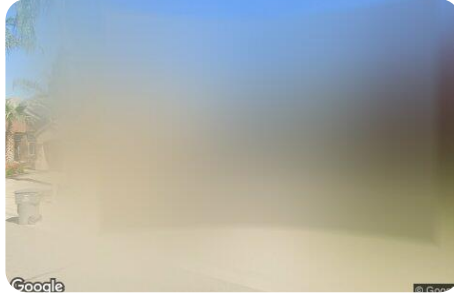


Single Family Residence **RESIDENTIAL**

3009 WESTERN WAY

ROCKLIN, CA 95765

\$854,733 TopHap Estimate · \$371 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,303 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$855K

\$781K low

\$928K high

Last Sale

\$855,000 · Jun 18, 2026

Est. Owner Equity

\$504,733

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,415 (2025)
Assessed Value	\$467,389
Previous Assessed	\$458,226

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

47
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2026	Resale	Grant Deed	\$855,000	\$371	\$350K
Jul 10, 2024	Financing	Intrafamily Transfer			
Jul 10, 2024	Financing	Intrafamily Transfer			
Dec 22, 2009	Resale	Grant Deed	\$355,000	\$154	\$284K
Sep 10, 2009	Non-arms-length	Trustees Deed	\$523,357	\$227	
Jul 11, 2006	Quitclaim	Quit Claim Transfer			
Mar 30, 2004	Resale	Grant Deed	\$479,000	\$208	\$383K
Mar 31, 2003	Resale	Grant Deed	\$398,000	\$173	
Aug 27, 1999	Resale	Grant Deed	\$247,500	\$107	\$210K

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

OWNERSHIP

Occupancy	Absentee owner
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