

Single Family Residence **RESIDENTIAL**

3225 HICKORY WAY

ROCKLIN, CA 95677

\$477,865 TopHap Estimate · \$364 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,313 ft²

LIVING AREA

0.17 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$478K

\$433K low

\$523K high

Last Sale

\$304,000 · Apr 30, 2004

Est. Owner Equity

\$291,945

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,726 (2025)
Assessed Value	\$440,849
Previous Assessed	\$432,205

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

45
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2004	Resale	Grant Deed	\$304,000	\$232	\$204K
Nov 5, 2002	Quitclaim	Quit Claim Transfer			
Aug 7, 2002	Resale	Grant Deed	\$220,000	\$168	\$90K
Jun 16, 1999	Quitclaim	Quit Claim Transfer			\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.3 mi
Rocklin High School	High	9–12	2.6 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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