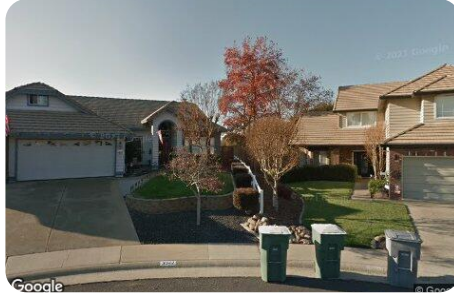


Single Family Residence **RESIDENTIAL**

3340 CLEARVIEW CT

ROCKLIN, CA 95765

\$1,047,956 TopHap Estimate · \$373 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,812 ft²

LIVING AREA

1.88 ac

LOT SIZE

1991

YEAR BUILT

3

PARKING

VALUATION

\$1M

\$989K low

\$1.1M high

Last Sale

\$659,000 · Dec 10, 2004

Est. Owner Equity

\$434,956

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$8,803 (2025)
Assessed Value	\$853,000
Previous Assessed	\$805,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	56 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 23, 2004	Resale	Grant Deed	\$659,000	\$234	\$384K
Mar 5, 2004	Resale	Grant Deed	\$605,000	\$215	\$400K
Jun 19, 1991	Resale	Grant Deed	\$319,000	\$113	\$229K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.7 mi
Cobblestone Elementary School	Elementary	KG–6	0.9 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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