

Single Family Residence **RESIDENTIAL**

3342 CLEARVIEW CT

ROCKLIN, CA 95765

\$720,566 TopHap Estimate · \$348 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,069 ft²

LIVING AREA

0.22 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$721K

\$679K low

\$762K high

Last Sale

\$428,000 · Feb 17, 2004

Est. Owner Equity

\$0

Loan-to-Value

196%

TAX & ASSESSMENT

Property Tax	\$6,666 (2025)
Assessed Value	\$620,678
Previous Assessed	\$608,509

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	44 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
Dec 23, 2020	Quitclaim	Quit Claim Transfer			
Feb 17, 2004	Resale	Grant Deed	\$428,000	\$207	\$320K
Jan 29, 1998	Quitclaim	Quit Claim Transfer			
Oct 1, 1991	Resale	Grant Deed	\$247,500	\$120	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 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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