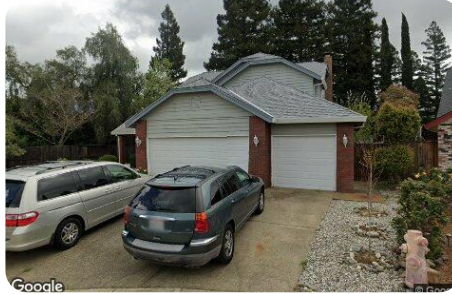


Single Family Residence **RESIDENTIAL**

3451 NESTLE CT

ROCKLIN, CA 95765

\$808,611 TopHap Estimate · \$340 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,376 ft²

LIVING AREA

0.36 ac

LOT SIZE

1991

YEAR BUILT

8

ROOMS

2

PARKING

VALUATION

\$809K

\$749K low

\$868K high

Last Sale

\$450,000 · Aug 22, 2012

Est. Owner Equity

\$283,611

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$10,417 (2025)
Assessed Value	\$565,212
Previous Assessed	\$554,130

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.36
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

36
FLOOD

46
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2022	Financing	Intrafamily Transfer			
Aug 17, 2012	Resale	Grant Deed	\$450,000	\$189	\$330K
Apr 27, 2005	Quitclaim	Quit Claim Transfer			
Apr 27, 2005	Resale	Grant Deed	\$550,000	\$231	
Oct 13, 2004	Quitclaim	Quit Claim Transfer			
Oct 13, 2004	Quitclaim	Quit Claim Transfer			\$322K
Nov 13, 2001	Quitclaim	Quit Claim Transfer			
May 4, 1994	Quitclaim	Quit Claim Transfer			\$20K
Oct 7, 1993	Resale	Grant Deed	\$210,000	\$88	\$147K
Nov 21, 1990	Resale	Grant Deed	\$267,000	\$112	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	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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