

Single Family Residence

RESIDENTIAL

3721 INDEPENDENCE PL

ROCKLIN, CA 95677

\$713,408

TopHap Estimate · \$366 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,948 ft²

LIVING AREA

0.34 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$713K

\$679K low

\$748K high

Last Sale

\$545,000 · Jun 5, 2020

Est. Owner Equity

\$203,008

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$8,717 (2025)
Assessed Value	\$607,952
Previous Assessed	\$596,032

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

92 FLOOD	61 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2020	Resale	Grant Deed	\$545,000	\$280	\$510K
Oct 22, 2019	Resale	Grant Deed	\$445,000	\$228	\$445K
Nov 5, 2010	Resale	Grant Deed	\$242,000	\$124	\$247K
Sep 7, 2010	Non-arms-length	Trustees Deed	\$199,750	\$103	
Aug 8, 2005	Resale	Grant Deed	\$519,000	\$266	\$410K
Feb 2, 2005	Resale	Grant Deed	\$400,500	\$206	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.6 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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