

Single Family Residence **RESIDENTIAL**

# 3235 HICKORY WAY

ROCKLIN, CA 95677

**\$491,797** TopHap Estimate · \$346 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,421 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1979**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$492K**

\$466K low

\$517K high

Last Sale

**\$142,500 · Sep 25, 2018**

Est. Owner Equity

**\$229,797**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,107 (2025) |
| Assessed Value    | \$288,956      |
| Previous Assessed | \$283,291      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jun 20, 2018 | Non-arms-length | Grant Deed          | \$142,500 | \$100              | \$142K |
| Sep 30, 2003 | Resale          | Grant Deed          | \$253,000 | \$178              |        |
| Sep 30, 2003 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Apr 29, 1997 | Quitclaim       | Quit Claim Transfer |           |                    | \$81K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rocklin Elementary School | Elementary | KG–6   | 1.3 mi   |
| Spring View Middle School | Middle     | 7–8    | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|