

Single Family Residence **RESIDENTIAL**

3700 INDEPENDENCE PL

ROCKLIN, CA 95677

\$792,432 TopHap Estimate · \$280 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,833 ft²
LIVING AREA

0.17 ac
LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$792K

\$750K low

\$835K high

Last Sale

\$384,500 · Nov 12, 2003

Est. Owner Equity

\$328,432

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$8,101 (2025)
Assessed Value	\$557,254
Previous Assessed	\$546,328

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

64
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2024	Financing	Intrafamily Transfer			
Nov 10, 2008	Quitclaim	Quit Claim Transfer			
Nov 12, 2003	Resale	Grant Deed	\$384,500	\$136	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.5 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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