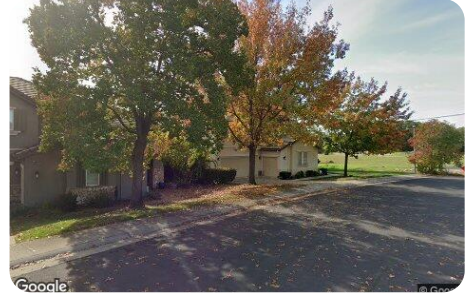


Single Family Residence **RESIDENTIAL**

3708 INDEPENDENCE PL

ROCKLIN, CA 95677

\$1,066,689 TopHap Estimate · \$389 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,744 ft²
LIVING AREA

0.78 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$979K low

\$1.2M high

Last Sale

\$495,000 · Sep 11, 2015

Est. Owner Equity

\$678,089

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$9,007 (2025)
Assessed Value	\$597,569
Previous Assessed	\$585,853

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.78
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

52
FLOOD

65
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
Sep 9, 2021	Financing	Intrafamily Transfer			\$389K
Sep 8, 2015	Resale	Grant Deed	\$495,000	\$180	\$421K
Sep 8, 2015	Quitclaim	Quit Claim Transfer			
Jan 18, 2010	Quitclaim	Quit Claim Transfer			
Apr 6, 2006	Financing	Intrafamily Transfer			\$100K

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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