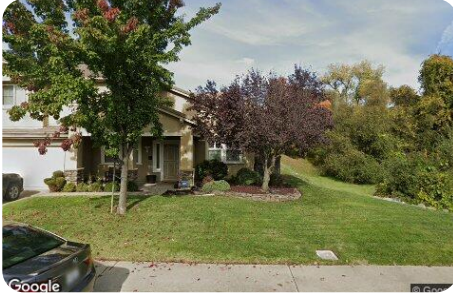


Single Family Residence **RESIDENTIAL**

3709 INDEPENDENCE PL

ROCKLIN, CA 95677

\$1,026,983 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,469 ft²
LIVING AREA

0.25 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$1M

\$970K low

\$1.1M high

Last Sale

\$455,000 · Aug 26, 2014

Est. Owner Equity

\$576,983

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$8,106 (2025)
Assessed Value	\$557,768
Previous Assessed	\$546,833

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

81
FLOOD

61
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
Aug 22, 2014	Resale	Grant Deed	\$455,000	\$131	\$450K
Nov 24, 2003	Resale	Grant Deed	\$426,000	\$123	\$275K

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	1.5 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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