

Single Family Residence **RESIDENTIAL**

3215 HICKORY WAY

ROCKLIN, CA 95677

\$463,264 TopHap Estimate · \$351 / ft² · confidence 89 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,318 ft²

LIVING AREA

0.17 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$463K

\$413K low

\$513K high

Last Sale

\$230,000 · Mar 28, 2003

Est. Owner Equity

\$179,264

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,648 (2025)
Assessed Value	\$339,758
Previous Assessed	\$333,097

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

10
FLOOD

45
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2021	Financing	Intrafamily Transfer			\$284K
Mar 28, 2003	Resale	Grant Deed	\$230,000	\$175	\$184K
Oct 28, 1996	Resale	Trustees Deed	\$116,000	\$88	\$118K
Oct 28, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.3 mi
Rocklin High School	High	9–12	2.6 mi

District: Rocklin Unified School District



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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