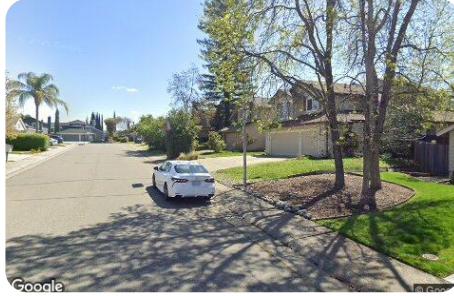


Single Family Residence **RESIDENTIAL**

3420 COOK ST

ROCKLIN, CA 95765

\$533,228 TopHap Estimate · \$376 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,417 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$533K

\$517K low

\$549K high

Last Sale

\$255,000 · May 8, 2003

Est. Owner Equity

\$362,228

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,242 (2025)
Assessed Value	\$376,684
Previous Assessed	\$369,299

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 13, 2021	Financing	Intrafamily Transfer			
Feb 13, 2021	Financing	Intrafamily Transfer			
Sep 23, 2013	Quitclaim	Quit Claim Transfer			\$189K
Sep 23, 2013	Quitclaim	Quit Claim Transfer			
Jan 7, 2009	Quitclaim	Quit Claim Transfer			
May 8, 2003	Resale	Grant Deed	\$255,000	\$180	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	0.8 mi

Granite Oaks Middle School	Middle	7–8	1.2 mi
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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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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