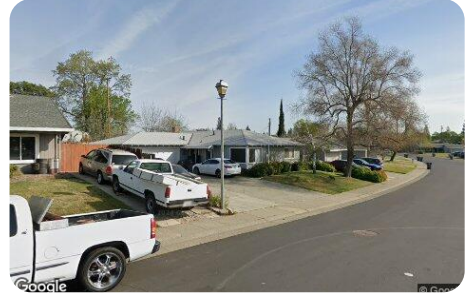
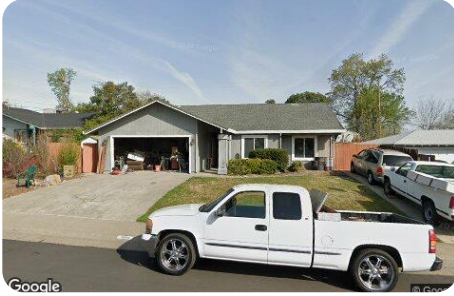


Single Family Residence **RESIDENTIAL**

3175 HICKORY WAY

ROCKLIN, CA 95677

\$494,635 TopHap Estimate · \$377 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,313 ft²

LIVING AREA

0.18 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$495K

\$466K low

\$523K high

Last Sale

\$124,500 · Mar 30, 1994

Est. Owner Equity

\$236,635

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,948 (2025)
Assessed Value	\$367,821
Previous Assessed	\$360,610

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
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
Jan 7, 2013	Quitclaim	Quit Claim Transfer			\$208K
Jun 9, 2006	Financing	Intrafamily Transfer			\$220K
Apr 29, 2003	Resale	Grant Deed	\$249,000	\$190	\$224K
Apr 15, 1994	Quitclaim	Quit Claim Transfer			
Mar 30, 1994	Resale	Grant Deed	\$124,500	\$95	\$70K
May 11, 1993	Financing	Grant Deed			\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.4 mi
Rocklin High School	High	9–12	2.6 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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