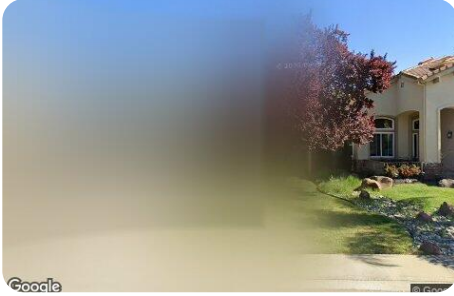


Single Family Residence **RESIDENTIAL**

3010 WESTERN CT

ROCKLIN, CA 95765

\$762,234 TopHap Estimate · \$331 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,303 ft²

LIVING AREA

0.22 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$762K

\$736K low

\$788K high

Last Sale

\$335,000 · Oct 15, 2002

Est. Owner Equity

\$302,234

Loan-to-Value

62%

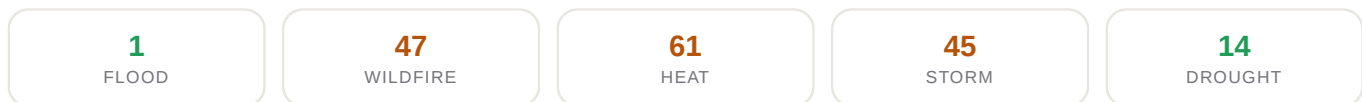
TAX & ASSESSMENT

Property Tax	\$5,688 (2025)
Assessed Value	\$494,873
Previous Assessed	\$485,170

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2020	Financing	Intrafamily Transfer			\$192K
Aug 26, 2020	Quitclaim	Quit Claim Transfer			
Jun 15, 2016	Quitclaim	Quit Claim Transfer			
Sep 10, 2012	Quitclaim	Quit Claim Transfer			\$227K
Jun 1, 2009	Quitclaim	Quit Claim Transfer			
Jun 1, 2009	Financing	Intrafamily Transfer			\$240K
Aug 15, 2006	Quitclaim	Quit Claim Transfer			
Oct 15, 2002	Resale	Grant Deed	\$335,000	\$145	\$268K
Jul 18, 2000	Quitclaim	Quit Claim Transfer			
Nov 24, 1999	Resale	Grant Deed	\$254,000	\$110	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.3 mi
Valley View Elementary School	Elementary	KG–6	0.5 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------