

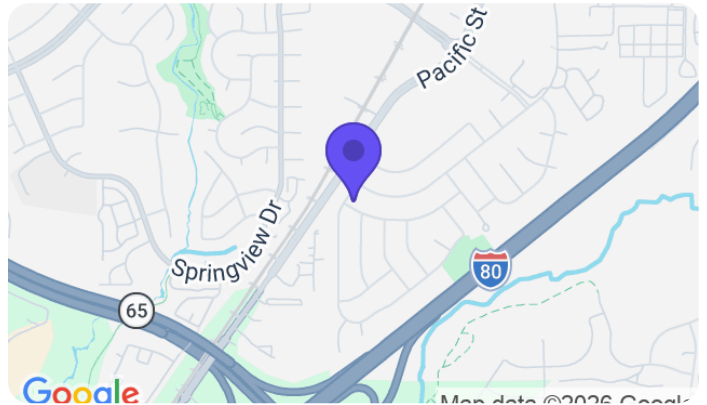
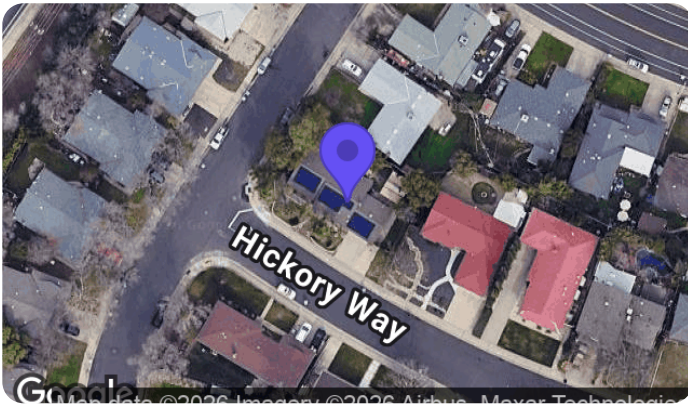
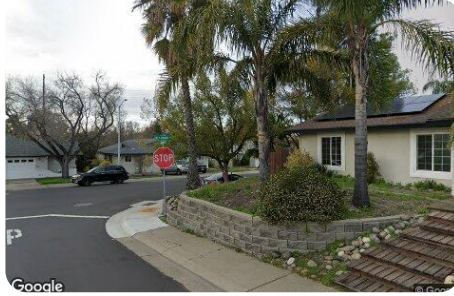
Single Family Residence

RESIDENTIAL

3045 HICKORY WAY

ROCKLIN, CA 95677

\$531,601 TopHap Estimate · \$382 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,392 ft²

LIVING AREA

0.19 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$532K

\$516K low

\$547K high

Last Sale

\$501,500 · Mar 9, 2023

Est. Owner Equity

\$55,176

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,776 (2025)
Assessed Value	\$532,194
Previous Assessed	\$521,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

1
WILDFIRE

26
DROUGHT

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

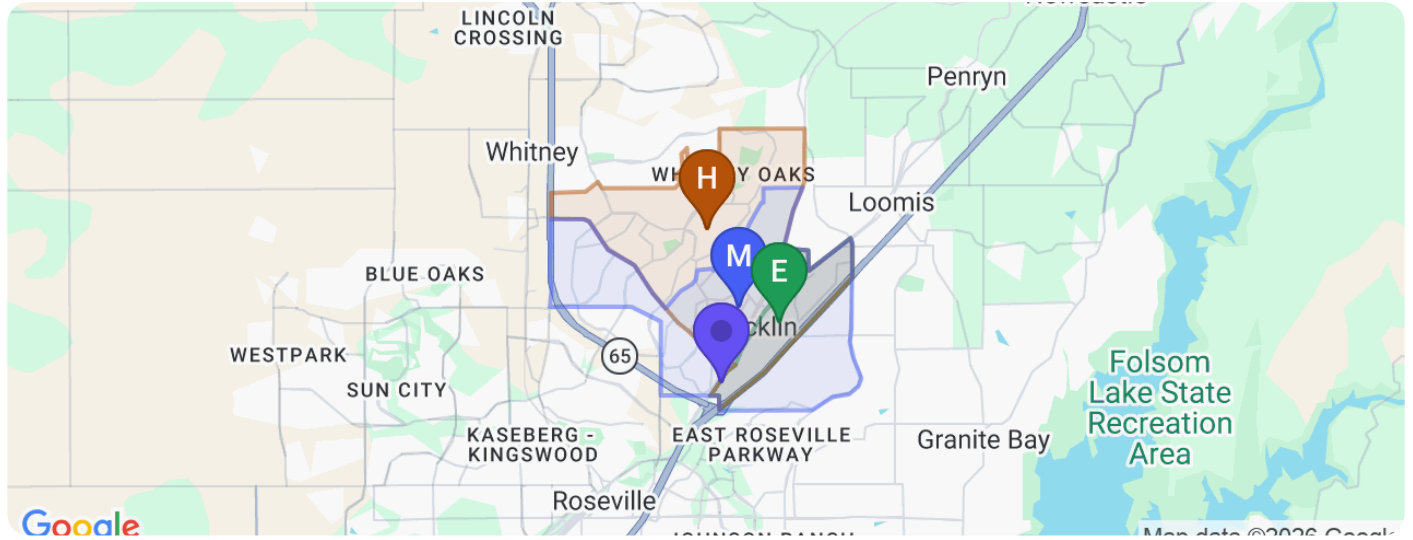
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2023	Resale	Grant Deed	\$501,500	\$360	\$476K
Jun 26, 2018	Resale	Grant Deed	\$350,000	\$251	
Aug 5, 2015	Resale	Grant Deed	\$314,000	\$226	\$283K
Jun 5, 2002	Resale	Grant Deed	\$285,000	\$205	\$228K
May 20, 2002	Resale	Grant Deed	\$188,500	\$135	\$186K
Aug 27, 1997	Resale	Grant Deed	\$120,000	\$86	\$119K
Jun 18, 1990	Quitclaim	Quit Claim Transfer			\$80K

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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