

Single Family Residence **RESIDENTIAL**

3101 MONARCH CT

ROCKLIN, CA 95765

\$752,449 TopHap Estimate · \$321 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,343 ft²

LIVING AREA

0.15 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$752K

\$729K low

\$776K high

Last Sale

\$323,000 · Dec 27, 2002

Est. Owner Equity

\$427,449

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,312 (2025)
Assessed Value	\$477,140
Previous Assessed	\$467,785

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

42
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2024	Financing	Intrafamily Transfer			
May 2, 2023	Financing	Intrafamily Transfer			
Mar 4, 2022	Financing	Intrafamily Transfer			\$325K
Dec 27, 2002	Resale	Grant Deed	\$323,000	\$138	\$150K
Dec 15, 1999	Recorded document	Grant Deed			
Dec 16, 1992	Resale	Grant Deed	\$223,000	\$95	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Rocklin High School	High	9–12	0.3 mi
Valley View Elementary School	Elementary	KG–6	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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