

Single Family Residence **RESIDENTIAL**

3132 AARON DR

ROCKLIN, CA 95765

\$852,498 TopHap Estimate · \$306 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,785 ft²
LIVING AREA

0.15 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$852K

\$824K low

\$881K high

Last Sale

\$415,000 · Aug 20, 2002

Est. Owner Equity

\$380,498

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,967 (2025)
Assessed Value	\$613,057
Previous Assessed	\$601,037

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

56
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2016	Quitclaim	Quit Claim Transfer			
Aug 25, 2014	Quitclaim	Quit Claim Transfer			
Aug 25, 2014	Financing	Intrafamily Transfer			
Oct 9, 2013	Quitclaim	Quit Claim Transfer			
Aug 20, 2002	Resale	Grant Deed	\$415,000	\$149	\$265K
Jan 12, 2001	Resale	Grant Deed	\$346,000	\$124	\$272K
May 6, 1999	Resale	Grant Deed	\$259,500	\$93	\$246K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Valley View Elementary School	Elementary	KG–6	0.4 mi

Granite Oaks Middle School	Middle	7–8	0.8 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	Owner occupied
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