

Single Family Residence **RESIDENTIAL**

3210 HICKORY WAY

ROCKLIN, CA 95677

\$464,383 TopHap Estimate · \$354 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,313 ft²

LIVING AREA

0.17 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$464K

\$403K low

\$526K high

Last Sale

\$197,000 · Feb 25, 2002

Est. Owner Equity

\$314,383

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,265 (2025)
Assessed Value	\$296,670
Previous Assessed	\$290,854

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

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
Feb 25, 2002	Resale	Grant Deed	\$197,000	\$150	\$163K
Dec 3, 1996	Resale	Grant Deed	\$116,000	\$88	\$126K
May 27, 1994	Quitclaim	Quit Claim Transfer			
May 27, 1994	Quitclaim	Quit Claim Transfer			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.3 mi
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	2.7 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 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	Absentee owner
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