

Single Family Residence

RESIDENTIAL

3406 TERRACE PL

ROCKLIN, CA 95765

\$545,266 TopHap Estimate · \$346 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,577 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$545K

\$453K low

\$637K high

Last Sale

\$545,000 · Nov 25, 2025

Est. Owner Equity

\$170,266

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,641 (2025)
Assessed Value	\$545,000
Previous Assessed	\$589,924

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

59
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Nov 21, 2025	Resale	Grant Deed	\$545,000	\$346	\$375K
Jun 14, 2021	Resale	Grant Deed	\$545,000	\$346	
Aug 1, 2017	Resale	Grant Deed	\$399,000	\$253	\$385K
Oct 21, 2013	Resale	Grant Deed	\$305,000	\$193	\$295K
Mar 5, 2002	Resale	Grant Deed	\$215,000	\$136	\$172K
Sep 3, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.4 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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