

Single Family Residence **RESIDENTIAL**

3540 ALDERPOINT CT

ROCKLIN, CA 95765

\$804,290 TopHap Estimate · \$356 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,258 ft²

LIVING AREA

0.26 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$804K

\$756K low

\$853K high

Last Sale

\$342,500 · Mar 21, 2002

Est. Owner Equity

\$565,290

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,531 (2025)
Assessed Value	\$516,069
Previous Assessed	\$505,951

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	53 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2012	Quitclaim	Quit Claim Transfer			
Apr 13, 2012	Financing	Intrafamily Transfer			\$246K
Jun 30, 2011	Quitclaim	Quit Claim Transfer			
Mar 21, 2002	Resale	Grant Deed	\$342,500	\$152	\$274K
Jun 21, 2000	Quitclaim	Quit Claim Transfer			
Aug 13, 1997	Quitclaim	Quit Claim Transfer			
Jul 27, 1994	Resale	Grant Deed	\$248,000	\$110	\$35K
Aug 31, 1993	Quitclaim	Quit Claim Transfer			\$156K
Apr 4, 1991	Resale	Grant Deed	\$266,000	\$118	\$155K
Jan 18, 1991	Financing	Grant Deed			\$185K
Jun 19, 1990	Resale	Grant Deed	\$92,500	\$41	\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.0 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	Owner occupied
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