

Single Family Residence **RESIDENTIAL**

3701 LINDBROOK DR

ROCKLIN, CA 95765

\$1,128,750 TopHap Estimate · \$321 / ft² · confidence 92 · as of Jun 23, 2026



4

BEDS

4

BATHS

3,513 ft²

LIVING AREA

0.41 ac

LOT SIZE

2018

YEAR BUILT

4

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$245,000 · Sep 7, 2016

Est. Owner Equity

\$430,069

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$11,682 (2025)
Assessed Value	\$1,030,635
Previous Assessed	\$1,010,428

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.41
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

44 FLOOD	68 WILDFIRE	62 HEAT	45 STORM	14 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2016	Resale	Grant Deed	\$245,000	\$70	\$196K
Apr 4, 2012	Resale	Grant Deed	\$67,000	\$19	
Aug 18, 2011	Non-arms-length	Trustees Deed	\$121,500	\$35	
Nov 14, 2006	Quitclaim	Quit Claim Transfer			\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.3 mi
Valley View Elementary School	Elementary	KG–6	1.3 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------