

Single Family Residence **RESIDENTIAL**

3706 LINDBROOK DR

ROCKLIN, CA 95765

\$1,186,288 TopHap Estimate · \$363 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,272 ft²

LIVING AREA

0.29 ac

LOT SIZE

2004

YEAR BUILT

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$740,000 · Jun 11, 2012

Est. Owner Equity

\$486,288

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$10,887 (2025)
Assessed Value	\$948,057
Previous Assessed	\$929,469

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1 FLOOD	68 WILDFIRE	62 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2013	Quitclaim	Quit Claim Transfer			
Jun 1, 2012	Resale	Grant Deed	\$740,000	\$226	\$584K
Mar 1, 2005	Quitclaim	Quit Claim Transfer			
Oct 15, 2003	Quitclaim	Quit Claim Transfer			\$664K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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