

Single Family Residence **RESIDENTIAL**

3712 LINDBROOK DR

ROCKLIN, CA 95765

\$1,356,500 TopHap Estimate · \$318 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

4

BATHS

4,268 ft²

LIVING AREA

0.35 ac

LOT SIZE

2004

YEAR BUILT

3

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.5M high

Est. Owner Equity

\$0

Loan-to-Value

147%

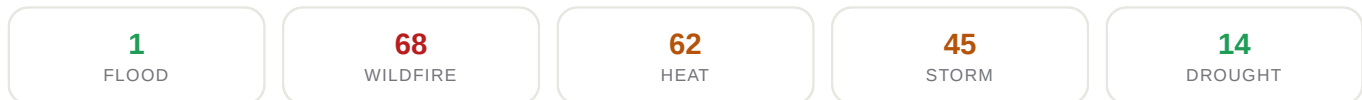
TAX & ASSESSMENT

Property Tax	\$14,506 (2025)
Assessed Value	\$1,287,065
Previous Assessed	\$1,261,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.35
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2022	Financing	Intrafamily Transfer			
Sep 24, 2004	Quitclaim	Quit Claim Transfer			\$790K
Nov 10, 2003	Financing	Trustees Deed			\$785K

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	1.2 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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