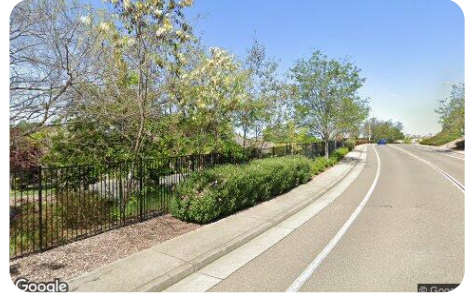


Single Family Residence **RESIDENTIAL**

3714 LINDBROOK DR

ROCKLIN, CA 95765

\$2,002,989 TopHap Estimate · \$477 / ft² · confidence 81 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,195 ft²
LIVING AREA

0.42 ac
LOT SIZE

2004
YEAR BUILT

3
PARKING

VALUATION

\$2M

\$1.6M low

\$2.4M high

Last Sale

\$245,000 · Jan 8, 2003

Est. Owner Equity

\$1,468,489

Loan-to-Value

26%

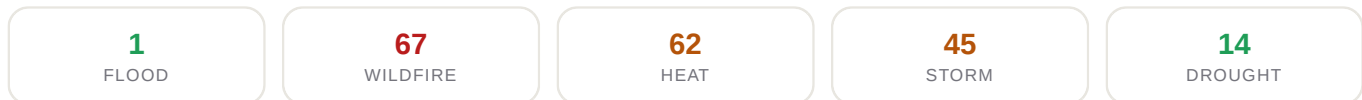
TAX & ASSESSMENT

Property Tax	\$14,726 (2025)
Assessed Value	\$1,307,719
Previous Assessed	\$1,282,079

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.42
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2013	Quitclaim	Quit Claim Transfer			
Apr 11, 2003	Financing	Trustees Deed			\$750K

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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