

Single Family Residence **RESIDENTIAL**

3408 LELAND ST

ROCKLIN, CA 95765

\$555,109 TopHap Estimate · \$446 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,246 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$555K

\$545K low

\$565K high

Last Sale

\$586,000 · Feb 9, 2022

Est. Owner Equity

\$87,109

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,565 (2025)
Assessed Value	\$528,000
Previous Assessed	\$491,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

59
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2022	Resale	Grant Deed	\$586,000	\$470	\$468K
Jul 21, 2016	Resale	Grant Deed	\$327,500	\$263	\$311K
Apr 19, 2016	Resale	Grant Deed	\$290,000	\$233	\$276K
Sep 8, 2015	Resale	Trustees Deed	\$299,000	\$240	
Mar 27, 2006	Recorded document	Affidavit Of Death			
Apr 9, 2004	Quitclaim	Quit Claim Transfer			
Apr 8, 2004	Quitclaim	Quit Claim Transfer			\$210K
May 9, 2003	Quitclaim	Quit Claim Transfer			
Nov 5, 2002	Quitclaim	Quit Claim Transfer			
Oct 22, 2001	Resale	Grant Deed	\$199,000	\$160	\$149K
Apr 30, 1992	Resale	Grant Deed	\$144,545	\$116	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.4 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	Absentee owner
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