

Single Family Residence **RESIDENTIAL**

3108 MONARCH CT

ROCKLIN, CA 95765

\$723,658 TopHap Estimate · \$380 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,905 ft²
LIVING AREA

0.21 ac
LOT SIZE

3

PARKING

VALUATION

\$724K

\$673K low

\$775K high

Last Sale

\$260,000 · Aug 13, 1999

Est. Owner Equity

\$539,918

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,472 (2025)
Assessed Value	\$407,426
Previous Assessed	\$399,438

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Pool	In-Ground Pool

CLIMATE RISK

46
FLOOD

39
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2026	Financing	Affidavit			
Aug 13, 1999	Resale	Grant Deed	\$260,000	\$136	
Aug 27, 1992	Resale	Grant Deed	\$215,000	\$113	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Rocklin High School	High	9–12	0.2 mi
Valley View Elementary School	Elementary	KG–6	0.7 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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