

Single Family Residence **RESIDENTIAL**

3245 WESTWOOD DR

ROCKLIN, CA 95677

\$544,550 TopHap Estimate · \$446 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,221 ft²

LIVING AREA

0.19 ac

LOT SIZE

1983

YEAR BUILT

2

PARKING

VALUATION

\$545K

\$518K low

\$571K high

Last Sale

\$500,000 · Jan 7, 2022

Est. Owner Equity

\$59,550

Loan-to-Value

94%

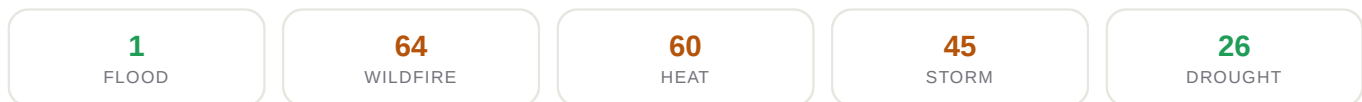
TAX & ASSESSMENT

Property Tax	\$5,257 (2025)
Assessed Value	\$498,000
Previous Assessed	\$474,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
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
Dec 29, 2021	Resale	Grant Deed	\$500,000	\$410	\$485K
Oct 25, 2001	Quitclaim	Quit Claim Transfer			\$148K
Mar 31, 1999	Resale	Grant Deed	\$132,500	\$109	\$132K
May 22, 1996	Resale	Trustees Deed	\$113,000	\$93	\$111K
May 22, 1996	Quitclaim	Quit Claim Transfer			
Jul 9, 1990	Resale	Grant Deed	\$165,000	\$135	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.4 mi
Spring View Middle School	Middle	7–8	1.4 mi
Rocklin High School	High	9–12	2.8 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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