

Single Family Residence **RESIDENTIAL**

3247 OUTLOOK DR

ROCKLIN, CA 95765

\$704,116 TopHap Estimate · \$322 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,184 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$704K

\$668K low

\$740K high

Last Sale

\$1,000 · Feb 3, 2026

Est. Owner Equity

\$132,416

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,090 (2025)
Assessed Value	\$463,371
Previous Assessed	\$454,286

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

55
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2019	Financing	Intrafamily Transfer			\$276K
Jul 28, 2000	Resale	Grant Deed	\$279,000	\$128	\$223K
May 8, 1989	Resale	Grant Deed	\$175,000	\$80	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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