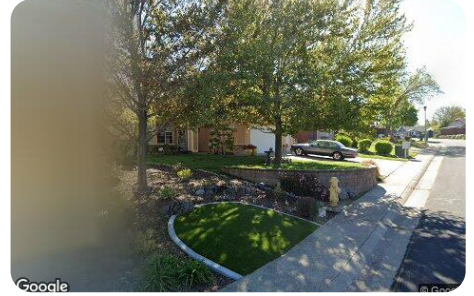
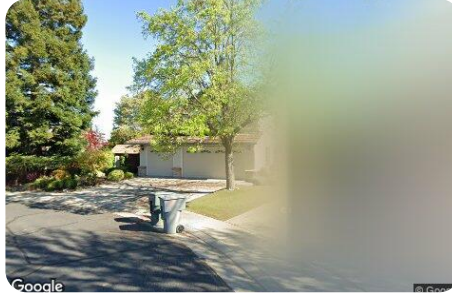


Single Family Residence **RESIDENTIAL**

3255 OUTLOOK DR

ROCKLIN, CA 95765

\$752,626 TopHap Estimate · \$345 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,184 ft²

LIVING AREA

0.19 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$753K

\$729K low

\$776K high

Last Sale

\$1,000 · Nov 14, 2024

Est. Owner Equity

\$752,626

TAX & ASSESSMENT

Property Tax	\$7,718 (2025)
Assessed Value	\$683,000
Previous Assessed	\$689,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

40
FLOOD

53
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2024	Resale	Grant Deed	\$1,000	\$0	
Jul 29, 2023	Financing	Intrafamily Transfer			
Jun 28, 2022	Resale	Grant Deed	\$750,000	\$343	\$600K
Jun 30, 1999	Resale	Grant Deed	\$209,000	\$96	\$188K
Dec 26, 1996	Quitclaim	Quit Claim Transfer			
Sep 12, 1991	Resale	Grant Deed	\$220,000	\$101	\$176K
Jun 2, 1989	Resale	Grant Deed	\$188,000	\$86	\$150K

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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