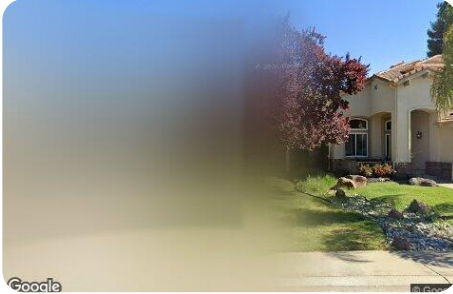


Single Family Residence **RESIDENTIAL**

3012 WESTERN CT

ROCKLIN, CA 95765

\$845,620 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,662 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$846K

\$803K low

\$888K high

Last Sale

\$275,500 · Sep 10, 1999

Est. Owner Equity

\$219,770

Loan-to-Value

73%

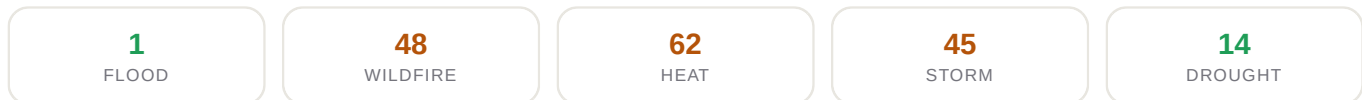
TAX & ASSESSMENT

Property Tax	\$5,587 (2025)
Assessed Value	\$483,515
Previous Assessed	\$474,035

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2024	Financing	Intrafamily Transfer			
Dec 31, 2008	Financing	Intrafamily Transfer			\$327K
Sep 10, 1999	Resale	Grant Deed	\$275,500	\$103	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.3 mi
Valley View Elementary School	Elementary	KG–6	0.5 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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