

Single Family Residence **RESIDENTIAL**

3018 WESTERN CT

ROCKLIN, CA 95765

\$795,506 TopHap Estimate · \$328 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,422 ft²

LIVING AREA

0.21 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$796K

\$766K low

\$825K high

Last Sale

\$264,500 · Sep 23, 1999

Est. Owner Equity

\$76,906

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,076 (2025)
Assessed Value	\$435,638
Previous Assessed	\$427,097

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	61 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 23, 2020	Recorded document	Correction Deed			
Nov 23, 2020	Financing	Intrafamily Transfer			\$385K
Jan 28, 2020	Quitclaim	Quit Claim Transfer			
Jan 28, 2020	Financing	Intrafamily Transfer			\$355K
Sep 13, 2016	Quitclaim	Quit Claim Transfer			
Sep 13, 2016	Quitclaim	Quit Claim Transfer			\$338K
Feb 5, 2013	Quitclaim	Quit Claim Transfer			
Feb 28, 2001	Quitclaim	Quit Claim Transfer			\$260K
Sep 23, 1999	Resale	Grant Deed	\$264,500	\$109	\$199K

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	0.6 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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