

Single Family Residence **RESIDENTIAL**

3403 TERRACE PL

ROCKLIN, CA 95765

\$532,691 TopHap Estimate · \$338 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,577 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$533K

\$517K low

\$548K high

Last Sale

\$193,000 · Nov 14, 2012

Est. Owner Equity

\$417,191

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$2,810 (2025)
Assessed Value	\$242,403
Previous Assessed	\$237,651

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2026	Financing	Intrafamily Transfer			
Mar 5, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Nov 12, 2012	Resale	Grant Deed	\$193,000	\$122	
Jan 18, 2007	Financing	Intrafamily Transfer			\$267K
Jul 29, 2003	Quitclaim	Quit Claim Transfer			\$195K
Nov 13, 2002	Quitclaim	Quit Claim Transfer			\$174K
Sep 11, 2002	Recorded document	Grant Deed			
Jun 30, 1999	Resale	Grant Deed	\$154,000	\$98	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.4 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	Absentee owner
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