

Single Family Residence **RESIDENTIAL**

3704 INDEPENDENCE PL

ROCKLIN, CA 95677

\$987,411 TopHap Estimate · \$285 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,469 ft²

LIVING AREA

0.23 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$987K

\$909K low

\$1.1M high

Last Sale

\$507,500 · Aug 21, 2015

Est. Owner Equity

\$397,411

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$9,617 (2025)
Assessed Value	\$692,336
Previous Assessed	\$678,762

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

35
FLOOD

60
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2019	Financing	Intrafamily Transfer			\$451K
Jan 11, 2019	Quitclaim	Quit Claim Transfer			\$443K
Aug 11, 2015	Resale	Grant Deed	\$507,500	\$146	\$406K
Oct 8, 2009	Resale	Grant Deed	\$370,000	\$107	\$277K
May 27, 2009	Non-arms-length	Trustees Deed	\$554,211	\$160	
Dec 9, 2006	Resale	Grant Deed	\$699,000	\$201	\$552K
Dec 23, 2005	Quitclaim	Quit Claim Transfer			
Aug 23, 2005	Quitclaim	Quit Claim Transfer			
Aug 30, 2005	Resale	Grant Deed	\$610,000	\$176	\$488K
Nov 14, 2003	Resale	Grant Deed	\$422,500	\$122	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.5 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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