

Single Family Residence **RESIDENTIAL**

3195 HICKORY WAY

ROCKLIN, CA 95677

\$490,669 TopHap Estimate · \$372 / ft² · confidence 99 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,318 ft²

LIVING AREA

0.18 ac

LOT SIZE

1978

YEAR BUILT

5

ROOMS

2

PARKING

VALUATION

\$491K

\$484K low

\$497K high

Last Sale

\$161,000 · Sep 20, 2012

Est. Owner Equity

\$369,919

Loan-to-Value

24%

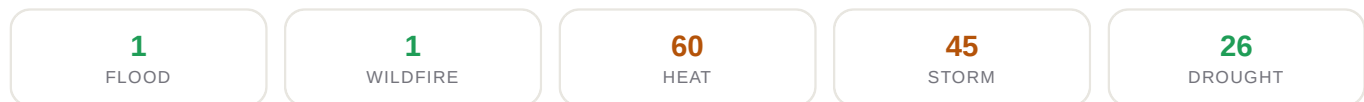
TAX & ASSESSMENT

Property Tax	\$2,238 (2025)
Assessed Value	\$202,211
Previous Assessed	\$198,247

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2018	Quitclaim	Quit Claim Transfer			
Sep 17, 2012	Resale	Grant Deed	\$161,000	\$122	\$121K
Sep 28, 2006	Recorded document	Affidavit Of Death			
Nov 29, 2005	Resale	Grant Deed	\$355,000	\$269	\$283K
Nov 29, 2005	Quitclaim	Quit Claim Transfer			
May 2, 2003	Resale	Grant Deed	\$247,000	\$187	\$198K
Jul 17, 1998	Resale	Grant Deed	\$133,000	\$101	\$111K
Jul 31, 1997	Resale	Grant Deed	\$107,500	\$82	\$108K
Apr 18, 1997	Non-arms-length	Trustees Deed	\$117,406	\$89	
Jul 24, 1992	Resale	Grant Deed	\$133,500	\$101	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.3 mi
Rocklin High School	High	9–12	2.6 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 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	Absentee owner
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