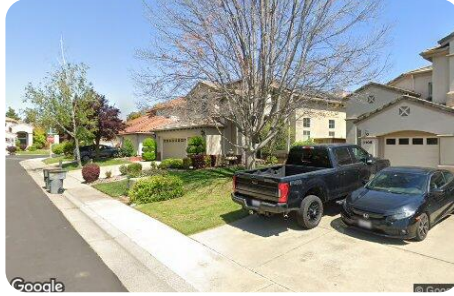


Single Family Residence **RESIDENTIAL**

3105 MONARCH CT

ROCKLIN, CA 95765

\$777,386 TopHap Estimate · \$329 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,366 ft²

LIVING AREA

0.16 ac

LOT SIZE

1995

YEAR BUILT

3

PARKING

VALUATION

\$777K

\$749K low

\$806K high

Last Sale

\$549,000 · Jun 26, 2006

Est. Owner Equity

\$431,186

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$8,307 (2025)
Assessed Value	\$765,235
Previous Assessed	\$750,232

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

43
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 21, 2006	Resale	Grant Deed	\$549,000	\$232	\$417K
Oct 24, 2003	Quitclaim	Quit Claim Transfer			
Oct 23, 2003	Quitclaim	Quit Claim Transfer			\$150K
Jan 30, 2003	Quitclaim	Quit Claim Transfer			
Dec 22, 1998	Quitclaim	Quit Claim Transfer			\$153K
Jun 30, 1995	Resale	Grant Deed	\$193,000	\$82	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Rocklin High School	High	9–12	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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