

Single Family Residence

RESIDENTIAL

3404 SAND ST

ROCKLIN, CA 95765

\$750,415

TopHap Estimate · \$321 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,339 ft²

LIVING AREA

0.2 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$750K

\$669K low

\$831K high

Last Sale

\$750,000 · Oct 6, 2025

Est. Owner Equity

\$415

Loan-to-Value

100%

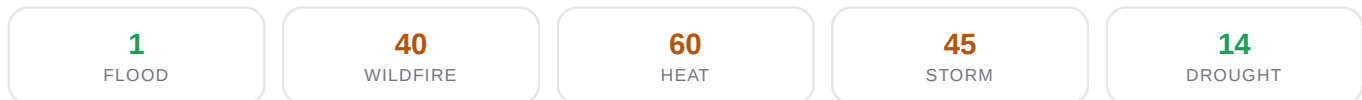
TAX & ASSESSMENT

Property Tax	\$6,647 (2025)
Assessed Value	\$750,000
Previous Assessed	\$590,563

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2025	Resale	Grant Deed	\$750,000	\$321	\$750K
Aug 9, 2025	Financing	Intrafamily Transfer			\$195K
Jun 20, 2019	Resale	Grant Deed	\$540,000	\$231	\$432K
Oct 22, 2015	Quitclaim	Quit Claim Transfer			
Dec 12, 2014	Quitclaim	Quit Claim Transfer			
Dec 12, 2014	Resale	Grant Deed	\$427,500	\$183	\$385K
Jul 17, 2006	Resale	Grant Deed	\$475,000	\$203	\$380K
Jul 26, 2004	Quitclaim	Quit Claim Transfer			
Aug 2, 2004	Quitclaim	Quit Claim Transfer			\$220K
Jan 15, 2004	Quitclaim	Quit Claim Transfer			
Oct 10, 2003	Resale	Grant Deed	\$385,000	\$165	

Sep 2, 1997	Resale	Grant Deed	\$183,000	\$78	\$174K
Sep 2, 1992	Resale	Grant Deed	\$206,000	\$88	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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