

Single Family Residence **RESIDENTIAL**

4015 LEGEND DR

ROCKLIN, CA 95765

\$1,429,000 TopHap Estimate · \$337 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,239 ft²

LIVING AREA

0.45 ac

LOT SIZE

2002

YEAR BUILT

4

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,155,000 · Aug 30, 2017

Est. Owner Equity

\$648,500

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$15,005 (2025)
Assessed Value	\$1,340,471
Previous Assessed	\$1,314,188

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.45
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

19
FLOOD

64
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2021	Financing	Intrafamily Transfer			
Aug 21, 2017	Resale	Grant Deed	\$1,155,000	\$272	\$489K
Sep 10, 2008	Resale	Grant Deed	\$1,075,000	\$254	\$417K
Jun 5, 2008	Quitclaim	Quit Claim Transfer			
Jun 5, 2008	Quitclaim	Quit Claim Transfer			
Dec 14, 2006	Resale	Grant Deed	\$1,450,000	\$342	\$942K
Dec 14, 2006	Quitclaim	Quit Claim Transfer			
Nov 13, 2003	Resale	Grant Deed	\$1,000,000	\$236	\$800K
Nov 8, 2002	Quitclaim	Quit Claim Transfer			
Mar 27, 2002	Resale	Grant Deed	\$175,000	\$41	
Oct 17, 2000	Resale	Grant Deed	\$150,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.6 mi
Valley View Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	0.9 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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