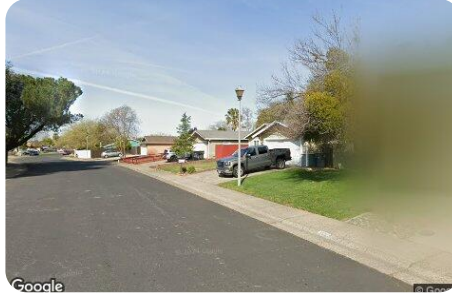


Single Family Residence **RESIDENTIAL**

4597 TUTTLE DR

ROCKLIN, CA 95677

\$515,996 TopHap Estimate · \$432 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,195 ft²

LIVING AREA

0.14 ac

LOT SIZE

1980

YEAR BUILT

5

ROOMS

2

PARKING

VALUATION

\$516K

\$490K low

\$542K high

Last Sale

\$515,000 · May 30, 2025

Est. Owner Equity

\$118,996

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,593 (2025)
Assessed Value	\$525,300
Previous Assessed	\$504,594

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2025	Resale	Grant Deed	\$515,000	\$431	\$397K
Mar 9, 2023	Resale	Grant Deed	\$485,000	\$406	\$476K
Jan 16, 2020	Quitclaim	Quit Claim Transfer			
Nov 27, 2017	Quitclaim	Quit Claim Transfer			
Nov 27, 2017	Quitclaim	Quit Claim Transfer			
May 26, 2010	Resale	Grant Deed	\$138,500	\$116	
Aug 11, 2009	Non-arms-length	Trustees Deed	\$220,680	\$185	
Oct 17, 2006	Resale	Grant Deed	\$326,000	\$273	\$65K
Feb 7, 1997	Resale	Grant Deed	\$113,000	\$95	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.9 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 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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