

Single Family Residence **RESIDENTIAL**

4002 LEGEND DR

ROCKLIN, CA 95765

\$1,261,156 TopHap Estimate · \$406 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,103 ft²

LIVING AREA

0.27 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,215,000 · Oct 4, 2022

Est. Owner Equity

\$289,156

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$13,779 (2025)
Assessed Value	\$1,251,000
Previous Assessed	\$1,188,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
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
Sep 23, 2022	Resale	Grant Deed	\$1,215,000	\$392	\$972K
Feb 13, 2008	Quitclaim	Quit Claim Transfer			
Aug 9, 2007	Quitclaim	Quit Claim Transfer			
Jul 27, 2007	Resale	Grant Deed	\$895,000	\$288	\$650K
Dec 11, 2000	Resale	Grant Deed	\$154,000	\$50	
Dec 11, 2000	Non-arms-length	Grant Deed	\$154,000	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.6 mi
Valley View Elementary School	Elementary	KG–6	0.9 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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