

Single Family Residence **RESIDENTIAL**

# 4495 CIRCUIT CT

ROCKLIN, CA 95677

**\$492,224** TopHap Estimate · \$397 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,240 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$492K**

\$457K low

\$528K high

Last Sale

**\$490,000 · Aug 27, 2024**

Est. Owner Equity

**\$106,724**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,434 (2025) |
| Assessed Value    | \$499,800      |
| Previous Assessed | \$490,000      |

## PROPERTY FACTS

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

## CLIMATE RISK

**1**  
FLOOD

**65**  
WILDFIRE

**61**  
HEAT

**45**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jun 15, 2026 | Financing         | Mortgage             |           |                    | \$386K |
| Aug 19, 2024 | Financing         | Intrafamily Transfer |           |                    | \$392K |
| Aug 21, 2024 | Resale            | Grant Deed           | \$490,000 | \$395              | \$392K |
| Dec 2, 2019  | Financing         | Intrafamily Transfer |           |                    |        |
| Dec 2, 2019  | Financing         | Intrafamily Transfer |           |                    | \$147K |
| Dec 2, 2019  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Oct 2, 2009  | Financing         | Intrafamily Transfer |           |                    | \$159K |
| Sep 30, 2009 | Recorded document | Grant Deed           |           |                    |        |
| Mar 11, 2009 | Recorded document | Grant Deed           |           |                    |        |
| Mar 11, 2009 | Quitclaim         | Quit Claim Transfer  |           |                    |        |

|                     |                   |                     |           |       |        |
|---------------------|-------------------|---------------------|-----------|-------|--------|
| <b>Aug 23, 2008</b> | Resale            | Grant Deed          | \$121,000 | \$98  |        |
| <b>Mar 27, 2008</b> | Non-arms-length   | Trustees Deed       | \$224,100 | \$181 |        |
| <b>Sep 3, 1998</b>  | Financing         | Grant Deed          |           |       | \$112K |
| <b>Aug 5, 1998</b>  | Recorded document | Grant Deed          |           |       |        |
| <b>Feb 3, 1998</b>  | Non-arms-length   | Trustees Deed       | \$109,712 | \$88  |        |
| <b>Dec 29, 1993</b> | Quitclaim         | Quit Claim Transfer |           |       | \$103K |
| <b>Apr 23, 1991</b> | Resale            | Grant Deed          | \$105,000 | \$85  | \$104K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Rocklin Elementary School</b> | Elementary | KG–6   | 0.5 mi   |
| <b>Spring View Middle School</b> | Middle     | 7–8    | 0.8 mi   |
| <b>Rocklin High School</b>       | High       | 9–12   | 1.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|