

Duplex (2 Units, Any Combination)

RESIDENTIAL

4885 RACETRACK RD

ROCKLIN, CA 95677



3

BEDS

2

BATHS

2,224 ft²

LIVING AREA

0.32 ac

LOT SIZE

1959

YEAR BUILT

2

PARKING

VALUATION

Last Sale

\$790,000 · Jun 28, 2024

TAX & ASSESSMENT

Property Tax	\$8,892 (2025)
Assessed Value	\$821,916
Previous Assessed	\$805,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Pool	No

CLIMATE RISK

10 FLOOD	48 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
Jun 26, 2024	Resale	Grant Deed	\$790,000	\$355	\$423K
Sep 3, 2020	Quitclaim	Quit Claim Transfer			
Jul 7, 2016	Financing	Intrafamily Transfer			\$316K
Apr 22, 2005	Financing	Intrafamily Transfer			\$87K
Nov 5, 2002	Quitclaim	Quit Claim Transfer			
Oct 9, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	2.1 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 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	Absentee owner
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