

Duplex (2 Units, Any Combination)

RESIDENTIAL

4415 RACETRACK RD

ROCKLIN, CA 95677



3

BEDS

2

BATHS

1,758 ft²

LIVING AREA

2 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

TAX & ASSESSMENT

Property Tax	\$3,192 (2025)
Assessed Value	\$294,355
Previous Assessed	\$288,584

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Contemporary
County	PLACER
Construction	Frame (Unspecified)

Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

43 FLOOD	60 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
Sep 3, 2020	Quitclaim	Quit Claim Transfer			
Apr 3, 2020	Quitclaim	Quit Claim Transfer			
Oct 1, 2003	Quitclaim	Quit Claim Transfer			\$258K
Mar 17, 1994	Quitclaim	Quit Claim Transfer			
May 24, 1991	Non-arms-length	Grant Deed	\$166,000	\$94	\$116K

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	Owner occupied
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