

Duplex (2 Units, Any Combination) **RESIDENTIAL**

4745 RACETRACK RD

ROCKLIN, CA 95677



5

BEDS

3

BATHS

4,698 ft²

LIVING AREA

1.87 ac

LOT SIZE

1956

YEAR BUILT

6

PARKING

VALUATION

Last Sale

\$1,025,000 · Dec 23, 2019

TAX & ASSESSMENT

Property Tax	\$12,632 (2025)
Assessed Value	\$1,170,730
Previous Assessed	\$1,147,775

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	PLACER
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

52 FLOOD	60 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2020	Quitclaim	Quit Claim Transfer			
Dec 20, 2019	Resale	Grant Deed	\$1,025,000	\$218	\$775K
Mar 28, 2003	Quitclaim	Quit Claim Transfer			\$88K
Jul 22, 1997	Quitclaim	Quit Claim Transfer			\$9K
Dec 16, 1996	Resale	Grant Deed	\$90,000	\$19	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	0.9 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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