

Single Family Residence

RESIDENTIAL

4965 HIGH ST

ROCKLIN, CA 95677

\$396,501 TopHap Estimate · \$398 / ft² · confidence 96 · as of Jul 14, 2026



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2

BEDS

1

BATHS

996 ft²

LIVING AREA

0.17 ac

LOT SIZE

1920

YEAR BUILT

VALUATION

\$397K

\$382K low

\$411K high

Est. Owner Equity

\$317,501

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,632 (2025)
Assessed Value	\$143,117
Previous Assessed	\$140,312

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	34 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 1989	Resale	Grant Deed	\$85,000	\$85	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.6 mi
Rocklin High School	High	9–12	1.9 mi

District: Rocklin Unified School District



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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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