

Single Family Residence **RESIDENTIAL**

4545 MOUNTAINGATE DR

ROCKLIN, CA 95765

\$1,148,705 TopHap Estimate · \$359 / ft² · confidence 89 · as of Jul 14, 2026



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4

BEDS

3.5

BATHS

3,202 ft²

LIVING AREA

0.32 ac

LOT SIZE

1995

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$1,165,000 · Mar 28, 2025

Est. Owner Equity

\$1,148,705

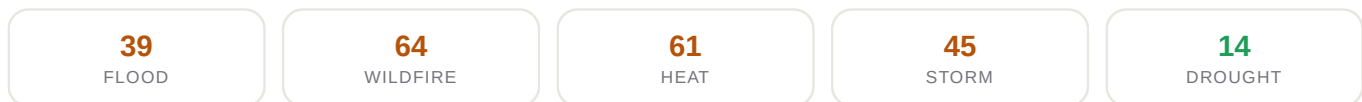
TAX & ASSESSMENT

Property Tax	\$6,548 (2025)
Assessed Value	\$469,571
Previous Assessed	\$588,627

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 26, 2025	Resale	Grant Deed	\$1,165,000	\$364	
Apr 17, 2019	Quitclaim	Quit Claim Transfer			\$198K
Sep 1, 2011	Quitclaim	Quit Claim Transfer			
Sep 1, 2011	Quitclaim	Quit Claim Transfer			\$197K
Aug 10, 2004	Quitclaim	Quit Claim Transfer			
May 3, 1994	Resale	Grant Deed	\$80,500	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.5 mi
Breen Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	0.9 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K 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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