

Single Family Residence

RESIDENTIAL

4548 MOUNTAINGATE DR

ROCKLIN, CA 95765

\$913,907 TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,650 ft²

LIVING AREA

0.28 ac

LOT SIZE

1998

YEAR BUILT

3

PARKING

VALUATION

\$914K

\$870K low

\$958K high

Last Sale

\$505,000 · Aug 22, 2014

Est. Owner Equity

\$615,907

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$6,747 (2025)
Assessed Value	\$619,062
Previous Assessed	\$606,925

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	65 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 4, 2021	Financing	Intrafamily Transfer			
Aug 21, 2014	Resale	Grant Deed	\$505,000	\$191	\$404K
Oct 23, 2013	Resale	Grant Deed	\$470,000	\$177	\$376K
Oct 26, 1998	Resale	Grant Deed	\$298,500	\$113	
Mar 5, 1998	Financing	Grant Deed			\$425K
Jul 1, 1997	Financing	Grant Deed			\$530K

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

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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