

Single Family Residence

RESIDENTIAL

4749 RACETRACK CIR

ROCKLIN, CA 95677

\$552,320 TopHap Estimate · \$481 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,148 ft²

LIVING AREA

0.19 ac

LOT SIZE

1976

YEAR BUILT

5

ROOMS

2

PARKING

VALUATION

\$552K

\$505K low

\$600K high

Last Sale

\$550,000 · Sep 23, 2024

Est. Owner Equity

\$139,820

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$6,087 (2025)
Assessed Value	\$561,000
Previous Assessed	\$550,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Above-Ground Pool

CLIMATE RISK

10
FLOOD

45
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2024	Resale	Grant Deed	\$550,000	\$479	\$413K
Apr 19, 2023	Financing	Intrafamily Transfer			
Apr 1, 2014	Quitclaim	Quit Claim Transfer			\$70K
May 25, 2012	Financing	Intrafamily Transfer			\$133K
Dec 28, 2001	Resale	Grant Deed	\$185,000	\$161	\$148K
Dec 28, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	0.8 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	Absentee owner
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