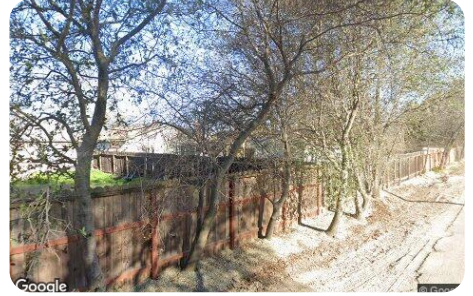
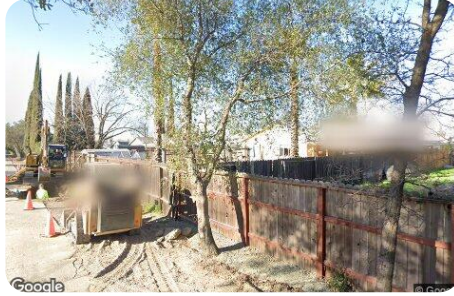
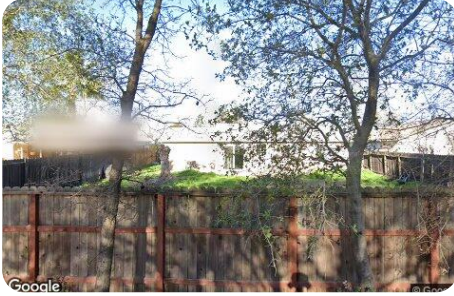


Single Family Residence **RESIDENTIAL**

4845 RACETRACK CIR

ROCKLIN, CA 95677

\$450,448 TopHap Estimate · \$390 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,156 ft²

LIVING AREA

0.17 ac

LOT SIZE

1977

YEAR BUILT

1

PARKING

VALUATION

\$450K

\$396K low

\$505K high

Last Sale

\$296,000 · Nov 5, 2004

Est. Owner Equity

\$0

Loan-to-Value

117%

TAX & ASSESSMENT

Property Tax	\$4,592 (2025)
Assessed Value	\$420,830
Previous Assessed	\$412,579

PROPERTY FACTS

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

CLIMATE RISK

37
FLOOD

49
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2004	Resale	Grant Deed	\$296,000	\$256	\$237K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	2.0 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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