

Single Family Residence **RESIDENTIAL**

## 4855 RACETRACK RD

ROCKLIN, CA 95677

**\$626,504** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,564 ft<sup>2</sup>**

LIVING AREA

**0.75 ac**

LOT SIZE

**1963**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$627K**

\$590K low

\$663K high

Est. Owner Equity

**\$626,504**

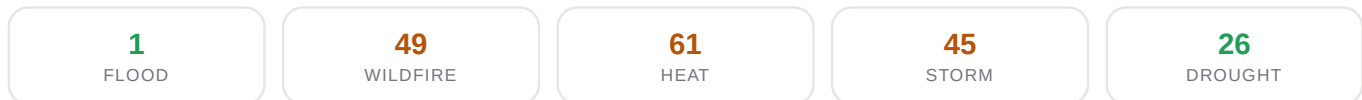
## TAX & ASSESSMENT

|                   |             |
|-------------------|-------------|
| Property Tax      | \$86 (2025) |
| Assessed Value    | \$91,644    |
| Previous Assessed | \$89,848    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.75                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|-------|--------------------|-------|
| Mar 15, 2023 | Financing | Intrafamily Transfer |       |                    |       |
| Sep 3, 2020  | Quitclaim | Quit Claim Transfer  |       |                    |       |
| Sep 10, 1993 | Quitclaim | Quit Claim Transfer  |       |                    | \$50K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rocklin Elementary School | Elementary | KG–6   | 0.2 mi   |
| Spring View Middle School | Middle     | 7–8    | 0.9 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>99</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>27,336</div> <div>POPULATION</div> | <div>\$104K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|