

Single Family Residence **RESIDENTIAL**

# 4445 PIEDRA CT

ROCKLIN, CA 95677

**\$513,133** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,100 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$513K**

\$436K low

\$591K high

Last Sale

**\$515,000 · Sep 27, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**173%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,701 (2025) |
| Assessed Value    | \$525,300      |
| Previous Assessed | \$515,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.35                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 57<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------------------------------|-----------|--------------------|--------|
| Sep 23, 2024 | Financing         | Intrafamily Transfer               |           |                    |        |
| Sep 23, 2024 | Resale            | Grant Deed                         | \$515,000 | \$245              | \$480K |
| Jun 23, 2022 | Financing         | Intrafamily Transfer               |           |                    |        |
| Jun 23, 2022 | Financing         | Affidavit Of Death Of Joint Tenant |           |                    |        |
| Mar 26, 2015 | Quitclaim         | Quit Claim Transfer                |           |                    | \$300K |
| Feb 19, 2014 | Quitclaim         | Quit Claim Transfer                |           |                    |        |
| Jan 29, 2014 | Quitclaim         | Quit Claim Transfer                |           |                    |        |
| Jul 3, 2003  | Recorded document | Grant Deed                         |           |                    |        |
| Jul 3, 2003  | Quitclaim         | Quit Claim Transfer                |           |                    | \$225K |
| Jan 2, 2001  | Resale            | Grant Deed                         | \$250,000 | \$119              | \$200K |

|              |        |            |           |      |        |
|--------------|--------|------------|-----------|------|--------|
| Feb 13, 1996 | Resale | Grant Deed | \$168,000 | \$80 | \$134K |
|--------------|--------|------------|-----------|------|--------|

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Spring View Middle School        | Middle     | 7–8    | 0.3 mi   |
| Parker Whitney Elementary School | Elementary | KG–6   | 1.0 mi   |
| Rocklin High School              | High       | 9–12   | 1.3 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 27,336<br>POPULATION | \$104K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|