

Single Family Residence **RESIDENTIAL**

4080 CLUBVIEW CT

ROCKLIN, CA 95765

\$1,538,621 TopHap Estimate · \$374 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5

BATHS

4,116 ft²

LIVING AREA

0.63 ac

LOT SIZE

2002

YEAR BUILT

4

PARKING

VALUATION

\$1.5M

\$1.5M low

\$1.6M high

Last Sale

\$738,000 · May 22, 2014

Est. Owner Equity

\$328,621

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$10,698 (2025)
Assessed Value	\$922,769
Previous Assessed	\$904,676

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.63
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	65 WILDFIRE	62 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
Dec 22, 2025	Financing	Intrafamily Transfer			
Feb 11, 2016	Financing	Intrafamily Transfer			\$544K
Apr 3, 2013	Resale	Grant Deed	\$738,000	\$179	\$475K
Aug 28, 2009	Quitclaim	Quit Claim Transfer			
Sep 10, 2009	Resale	Grant Deed	\$700,000	\$170	\$590K
Sep 8, 2009	Quitclaim	Quit Claim Transfer			
May 6, 2009	Foreclosure sale	Trustees Deed	\$756,000	\$184	
Dec 21, 2005	Financing	Intrafamily Transfer			\$126K
Oct 7, 2005	Resale	Grant Deed	\$1,259,000	\$306	\$1M
Oct 7, 2005	Quitclaim	Quit Claim Transfer			
Aug 24, 2000	Resale	Grant Deed	\$152,000	\$37	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.6 mi
Valley View Elementary School	Elementary	KG–6	0.9 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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