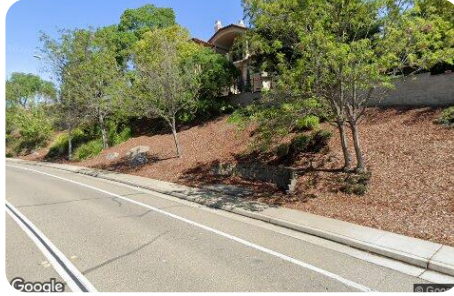


Single Family Residence **RESIDENTIAL**

4071 CLUBVIEW CT

ROCKLIN, CA 95765

\$1,105,013 TopHap Estimate · \$306 / ft² · confidence 81 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,617 ft²

LIVING AREA

0.24 ac

LOT SIZE

2001

YEAR BUILT

4

PARKING

VALUATION

\$1.1M

\$899K low

\$1.3M high

Est. Owner Equity

\$372,138

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,898 (2025)
Assessed Value	\$761,001
Previous Assessed	\$746,080

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

65
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2021	Financing	Intrafamily Transfer			
Feb 3, 2021	Financing	Intrafamily Transfer			\$333K
May 11, 2017	Quitclaim	Quit Claim Transfer			
May 11, 2017	Financing	Intrafamily Transfer			\$350K
Dec 2, 2014	Quitclaim	Quit Claim Transfer			
Jun 21, 2000	Resale	Grant Deed	\$105,000	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.6 mi
Valley View Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	1.0 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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