

Single Family Residence **RESIDENTIAL**

# 4809 TADPOLE PL

ROCKLIN, CA 95677

**\$1,193,199** TopHap Estimate · \$465 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

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

LIVING AREA

**0.25 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Last Sale

**\$1,000,000 · Sep 3, 2021**

Est. Owner Equity

**\$393,199**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$12,073 (2025) |
| Assessed Value    | \$1,131,329     |
| Previous Assessed | \$1,109,147     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.25                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 79<br>WILDFIRE | 61<br>HEAT | 46<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Dec 23, 2024 | Financing | Intrafamily Transfer |             |        |        |
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| Aug 28, 2021 | Resale    | Grant Deed           | \$1,000,000 | \$390  | \$800K |
| Jun 1, 2018  | Quitclaim | Quit Claim Transfer  |             |        |        |
| Apr 11, 2018 | Resale    | Grant Deed           | \$758,500   | \$296  | \$569K |
| Jun 12, 2017 | Financing | Loan Modification    |             |        | \$8M   |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Loomis Grammar Elementary School | Elementary | KG–8   | 1.8 mi   |
| Del Oro High School              | High       | 9–12   | 2.3 mi   |

District: Placer Union High 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|