

Single Family Residence **RESIDENTIAL**

# 1004 OUTPOST CT

ROCKLIN, CA 95765

**\$1,136,295** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**6**

BEDS

**5.5**

BATHS

**3,750 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**2018**

YEAR BUILT

**5**

PARKING

## VALUATION

**\$1.1M**

\$1.1M low

\$1.2M high

Last Sale

**\$840,000 · Nov 13, 2018**

Est. Owner Equity

**\$0**

Loan-to-Value

**238%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$14,029 (2025) |
| Assessed Value    | \$961,946       |
| Previous Assessed | \$943,085       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.34                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 58<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Feb 18, 2021 | Financing | Intrafamily Transfer |             |        | \$548K |
| Oct 25, 2018 | Resale    | Grant Deed           | \$840,000   | \$224  | \$672K |
| Oct 31, 2018 | Quitclaim | Quit Claim Transfer  |             |        |        |
| Mar 10, 2017 | Resale    | Grant Deed           | \$4,687,500 | \$1250 |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Quarry Trail Elementary School | Elementary | KG–6   | 0.6 mi   |
| Granite Oaks Middle School     | Middle     | 7–8    | 1.1 mi   |
| Whitney High School            | High       | 9–12   | 1.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</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> |
|-----------|-----------------------|