

Single Family Residence **RESIDENTIAL**

# 4400 REDSTART LN

ROCKLIN, CA 95677

**\$691,379** TopHap Estimate · \$266 / ft² · confidence 85 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,597 ft²**

LIVING AREA

**2021**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$691K**

\$585K low

\$797K high

Last Sale

**\$691,000 · Feb 13, 2026**

Est. Owner Equity

**\$69,524**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,291 (2025) |
| Assessed Value    | \$469,284      |
| Previous Assessed | \$460,083      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 62<br>FLOOD | 64<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Dec 17, 2025 | Resale | Grant Deed | \$691,000 | \$266              | \$622K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rocklin Elementary School | Elementary | KG–6   | 0.1 mi   |
| Spring View Middle School | Middle     | 7–8    | 0.9 mi   |
| Rocklin High School       | High       | 9–12   | 2.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|