

Single Family Residence **RESIDENTIAL**

# 4759 RACETRACK RD

ROCKLIN, CA 95677

**\$915,466** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,670 ft<sup>2</sup>**

LIVING AREA

**2024**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$915K**

\$836K low

\$995K high

Last Sale

**\$935,000 · Dec 19, 2024**

Est. Owner Equity

**\$167,466**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,746 (2025) |
| Assessed Value    | \$953,700       |
| Previous Assessed | \$935,000       |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 46<br>FLOOD | 59<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, 2024 | Resale    | Grant Deed           | \$935,000 | \$350              |       |
| Mar 21, 2024 | Financing | Intrafamily Transfer |           |                    |       |
| Dec 14, 2023 | Resale    | Grant Deed           | \$280,000 | \$105              | \$65K |
| Sep 28, 2023 | Resale    | Grant Deed           | \$205,000 | \$77               |       |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rocklin Elementary School | Elementary | KG–6   | 0.3 mi   |
| Spring View Middle School | Middle     | 7–8    | 0.9 mi   |
| Rocklin High School       | High       | 9–12   | 2.0 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 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> |
|-----------|-----------------------|