

Single Family Residence **RESIDENTIAL**

4431 LONGVIEW DR

ROCKLIN, CA 95677

\$1,339,608 TopHap Estimate · \$335 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

4.5

BATHS

4,003 ft²

LIVING AREA

0.83 ac

LOT SIZE

2003

YEAR BUILT

3

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$660,000 · Jan 31, 2012

Est. Owner Equity

\$484,658

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$10,979 (2025)
Assessed Value	\$899,623
Previous Assessed	\$881,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.83
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

73
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 8, 2023	Financing	Intrafamily Transfer			
Jan 9, 2012	Resale	Grant Deed	\$660,000	\$165	\$475K
Jan 15, 2004	Resale	Grant Deed	\$886,500	\$221	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.6 mi
Whitney High School	High	9–12	5.5 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

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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