

Single Family Residence **RESIDENTIAL**

4420 LONGVIEW DR

ROCKLIN, CA 95677

\$1,361,250 TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,456 ft²

LIVING AREA

0.24 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$990,000 · Mar 16, 2021

Est. Owner Equity

\$121,250

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$11,211 (2025)
Assessed Value	\$1,093,037
Previous Assessed	\$1,071,606

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2021	Resale	Grant Deed	\$990,000	\$222	\$990K
Sep 18, 2009	Quitclaim	Quit Claim Transfer			
Sep 18, 2009	Financing	Intrafamily Transfer			\$407K
Mar 27, 2008	Quitclaim	Quit Claim Transfer			
Feb 6, 2004	Resale	Grant Deed	\$683,500	\$153	\$460K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.7 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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