

Duplex (2 Units, Any Combination)

RESIDENTIAL

4100 CEDAR ST

ROCKLIN, CA 95677



2

BEDS

2

BATHS

1,758 ft²

LIVING AREA

0.16 ac

LOT SIZE

1976

YEAR BUILT

VALUATION

Last Sale

\$405,000 · Jan 24, 2005

TAX & ASSESSMENT

Property Tax	\$6,297 (2025)
Assessed Value	\$575,806
Previous Assessed	\$564,516

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	35 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2013	Quitclaim	Quit Claim Transfer			
Jan 14, 2005	Resale	Grant Deed	\$405,000	\$230	\$304K
Nov 20, 2003	Quitclaim	Quit Claim Transfer			\$206K
Aug 23, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	0.6 mi
Rocklin High School	High	9–12	1.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------