

Single Family Residence **RESIDENTIAL**

4450 LONGVIEW DR

ROCKLIN, CA 95677

\$1,404,506 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,331 ft²

LIVING AREA

0.33 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$652,500 · Mar 29, 2004

Est. Owner Equity

\$205,006

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$11,886 (2025)
Assessed Value	\$984,646
Previous Assessed	\$965,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.33
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

72
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2016	Quitclaim	Quit Claim Transfer			
Sep 16, 2016	Financing	Intrafamily Transfer			\$417K
May 8, 2014	Quitclaim	Quit Claim Transfer			
Mar 29, 2004	Resale	Grant Deed	\$652,500	\$151	\$522K

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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