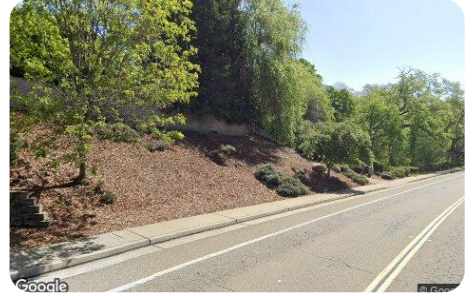
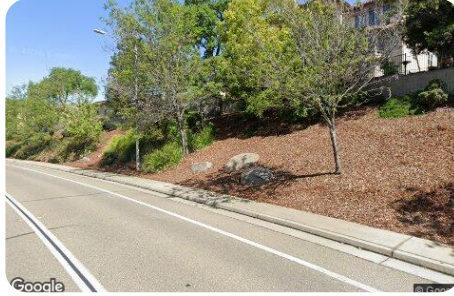


Single Family Residence **RESIDENTIAL**

4061 CLUBVIEW CT

ROCKLIN, CA 95765

\$1,344,241 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,108 ft²

LIVING AREA

0.27 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$880,000 · Mar 7, 2016

Est. Owner Equity

\$702,241

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$13,307 (2025)
Assessed Value	\$1,062,569
Previous Assessed	\$1,041,735

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

47
FLOOD

65
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 29, 2016	Resale	Grant Deed	\$880,000	\$214	\$704K
Feb 11, 2003	Resale	Grant Deed	\$226,000	\$55	\$196K
Jun 27, 2000	Resale	Grant Deed	\$130,000	\$32	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.7 mi
Valley View Elementary School	Elementary	KG–6	0.9 mi
Rocklin High School	High	9–12	1.0 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K 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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