

Single Family Residence **RESIDENTIAL**

4522 SCENIC DR

ROCKLIN, CA 95765

\$735,440 TopHap Estimate · \$340 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,164 ft²
LIVING AREA

0.24 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$735K

\$703K low

\$768K high

Last Sale

\$300,000 · Oct 4, 2012

Est. Owner Equity

\$495,440

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax

\$5,363 (2025)

Assessed Value

\$471,006

Previous Assessed

\$461,772

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	64 WILDFIRE	62 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2013	Quitclaim	Quit Claim Transfer			
Sep 27, 2012	Resale	Grant Deed	\$300,000	\$139	\$240K
Feb 18, 2011	Resale	Grant Deed	\$400,000	\$185	\$320K
Apr 30, 2003	Resale	Grant Deed	\$414,000	\$191	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.4 mi
Valley View Elementary School	Elementary	KG–6	0.4 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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