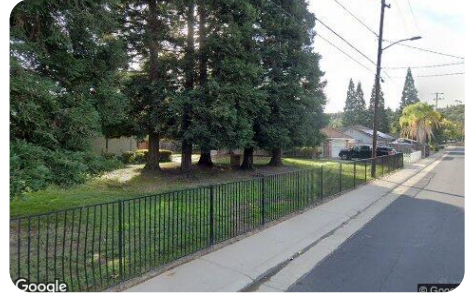
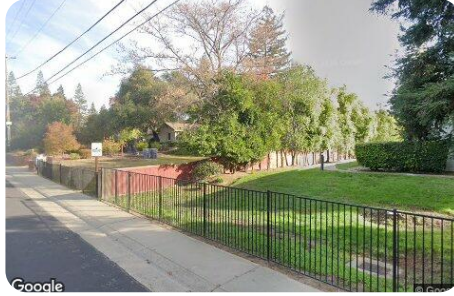


Single Family Residence **RESIDENTIAL**

4930 EL RANCHERO CT

ROCKLIN, CA 95677

\$474,941 TopHap Estimate · \$375 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,268 ft²

LIVING AREA

3,021 ft²

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$475K

\$464K low

\$486K high

Last Sale

\$284,000 · Nov 23, 2016

Est. Owner Equity

\$474,941

TAX & ASSESSMENT

Property Tax	\$3,687 (2025)
Assessed Value	\$335,897
Previous Assessed	\$329,311

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.69
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

62
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 14, 2016	Recorded document	Affidavit Of Death			
Nov 14, 2016	Resale	Grant Deed	\$284,000	\$224	
Sep 28, 2016	Recorded document	Affidavit Of Death			
Dec 20, 2013	Quitclaim	Quit Claim Transfer			
Sep 11, 2013	Resale	Grant Deed	\$220,000	\$174	
Jul 18, 2012	Recorded document	Affidavit Of Death			
Oct 29, 2007	Quitclaim	Quit Claim Transfer			
Oct 28, 2003	Resale	Grant Deed	\$259,000	\$204	
Jan 20, 1999	Quitclaim	Quit Claim Transfer			
Mar 5, 1993	Resale	Grant Deed	\$135,000	\$106	

May 31, 1990	Resale	Grant Deed	\$150,000	\$118	\$120K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 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	Absentee owner
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