

Single Family Residence **RESIDENTIAL**

4934 EL RANCHERO CT

ROCKLIN, CA 95677

\$470,418 TopHap Estimate · \$381 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,234 ft²

LIVING AREA

2,415 ft²

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$470K

\$459K low

\$482K high

Last Sale

\$305,000 · Dec 26, 2018

Est. Owner Equity

\$114,918

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,880 (2025)
Assessed Value	\$347,033
Previous Assessed	\$340,229

PROPERTY FACTS

Property Type	Single Family Residence
Style	Condo/Apartment
County	PLACER
Lot (acres)	0.55
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

62
WILDFIRE

61
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2022	Financing	Intrafamily Transfer			
Dec 19, 2018	Resale	Grant Deed	\$305,000	\$247	\$305K
Sep 14, 2018	Recorded document	Affidavit Of Death			
Mar 26, 2018	Recorded document	Affidavit Of Death			
Dec 15, 2003	Resale	Grant Deed	\$265,000	\$215	
Feb 29, 2000	Resale	Grant Deed	\$141,000	\$114	\$137K
Jan 7, 1999	Resale	Grant Deed	\$136,500	\$111	
Sep 19, 1990	Quitclaim	Quit Claim Transfer			\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.6 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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