

Single Family Residence **RESIDENTIAL**

4550 LONGVIEW DR

ROCKLIN, CA 95677

\$1,366,739 TopHap Estimate · \$307 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,447 ft²

LIVING AREA

0.45 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$625,000 · Apr 29, 2011

Est. Owner Equity

\$703,739

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$8,687 (2025)
Assessed Value	\$816,734
Previous Assessed	\$800,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.45
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

71
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2021	Financing	Intrafamily Transfer			\$272K
Jul 26, 2012	Quitclaim	Quit Claim Transfer			
Jul 26, 2012	Financing	Intrafamily Transfer			\$417K
Apr 27, 2011	Financing	Intrafamily Transfer			
Apr 27, 2011	Quitclaim	Quit Claim Transfer			
Apr 27, 2011	Resale	Grant Deed	\$625,000	\$141	
Oct 21, 2003	Resale	Grant Deed	\$790,000	\$178	\$553K
Oct 21, 2003	Quitclaim	Quit Claim Transfer			
Jun 29, 2001	Quitclaim	Quit Claim Transfer			\$434K
Nov 15, 2000	Resale	Grant Deed	\$483,500	\$109	\$387K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	5.6 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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