

Single Family Residence **RESIDENTIAL**

4620 STUART PL

ROCKLIN, CA 95765

\$578,821 TopHap Estimate · \$404 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,434 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$579K

\$554K low

\$603K high

Last Sale

\$295,000 · Apr 9, 2015

Est. Owner Equity

\$398,821

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,080 (2025)
Assessed Value	\$361,628
Previous Assessed	\$354,538

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

79
FLOOD

61
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2022	Financing	Intrafamily Transfer			
Apr 6, 2015	Resale	Grant Deed	\$295,000	\$206	\$127K
Dec 12, 2013	Non-arms-length	Trustees Deed	\$38,520	\$27	
May 28, 2003	Quitclaim	Quit Claim Transfer			
May 23, 2003	Resale	Grant Deed	\$265,000	\$185	\$212K
Dec 6, 1999	Quitclaim	Quit Claim Transfer			
Jun 4, 1999	Resale	Grant Deed	\$169,500	\$118	\$83K
Sep 15, 1993	Resale	Grant Deed	\$134,500	\$94	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.3 mi
Breen Elementary School	Elementary	KG–6	0.7 mi
Rocklin High School	High	9–12	0.7 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	Absentee owner
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