

Single Family Residence **RESIDENTIAL**

4018 LEGEND DR

ROCKLIN, CA 95765

\$1,396,617 TopHap Estimate · \$366 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,821 ft²

LIVING AREA

0.36 ac

LOT SIZE

2001

YEAR BUILT

4

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,400,000 · Jul 29, 2025

Est. Owner Equity

\$796,617

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$16,117 (2025)
Assessed Value	\$1,006,894
Previous Assessed	\$1,403,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.36
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

63
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2025	Resale	Grant Deed	\$1,400,000	\$366	\$600K
Sep 1, 2022	Resale	Grant Deed	\$1,435,000	\$376	\$647K
Aug 20, 2019	Quitclaim	Quit Claim Transfer			
Aug 15, 2019	Resale	Grant Deed	\$906,000	\$237	\$500K
Mar 25, 2019	Quitclaim	Quit Claim Transfer			
Mar 17, 2014	Resale	Grant Deed	\$875,000	\$229	\$475K
May 20, 2011	Financing	Intrafamily Transfer			\$495K
May 20, 2011	Quitclaim	Quit Claim Transfer			
Aug 22, 2003	Recorded document	Grant Deed			
Feb 5, 2003	Quitclaim	Quit Claim Transfer			
Feb 5, 2003	Resale	Grant Deed	\$835,000	\$219	\$619K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.5 mi
Valley View Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	0.8 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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