

Single Family Residence

RESIDENTIAL

**5390 4TH ST**

ROCKLIN, CA 95677

**\$517,526** TopHap Estimate · \$340 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,521 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$518K**

\$479K low

\$556K high

Last Sale

**\$289,000 · Mar 31, 2015**

Est. Owner Equity

**\$317,526**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

Property Tax

**\$3,791 (2025)**

Assessed Value

**\$354,146**

Previous Assessed

**\$347,203**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 49<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Nov 20, 2023 | Financing | Intrafamily Transfer |           |        |        |
| Sep 20, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Mar 7, 2016  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Mar 18, 2015 | Resale    | Grant Deed           | \$289,000 | \$190  | \$204K |
| Nov 7, 2008  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Mar 4, 2002  | Resale    | Grant Deed           | \$200,000 | \$131  | \$160K |
| Mar 4, 2002  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jan 10, 2002 | Resale    | Grant Deed           | \$25,000  | \$16   |        |
| May 19, 2000 | Resale    | Grant Deed           | \$52,000  | \$34   |        |
| Nov 26, 1991 | Resale    | Grant Deed           | \$125,000 | \$82   | \$88K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Spring View Middle School        | Middle     | 7–8    | 0.4 mi   |
| Parker Whitney Elementary School | Elementary | KG–6   | 0.7 mi   |
| Rocklin High School              | High       | 9–12   | 1.7 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 95677

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|