

Single Family Residence

**RESIDENTIAL**

# 4301 CIRCUIT DR

ROCKLIN, CA 95677

**\$497,172** TopHap Estimate · \$359 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,386 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1962**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$497K**

\$476K low

\$518K high

Last Sale

**\$339,500 · Mar 16, 2018**

Est. Owner Equity

**\$130,172**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,478 (2025) |
| Assessed Value    | \$394,013      |
| Previous Assessed | \$386,288      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>39</b><br>FLOOD | <b>56</b><br>WILDFIRE | <b>61</b><br>HEAT | <b>45</b><br>STORM | <b>26</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|----------------------|-----------|--------------------|--------|
| Mar 13, 2018 | Resale           | Grant Deed           | \$339,500 | \$245              | \$272K |
| Feb 11, 2016 | Financing        | Intrafamily Transfer |           |                    | \$203K |
| May 10, 2012 | Quitclaim        | Quit Claim Transfer  |           |                    | \$170K |
| Mar 3, 2011  | Resale           | Grant Deed           | \$175,000 | \$126              | \$171K |
| Nov 18, 2010 | Resale           | Grant Deed           | \$106,500 | \$77               |        |
| Jun 7, 2010  | Foreclosure sale | Trustees Deed        | \$358,559 | \$259              |        |
| Oct 6, 2006  | Quitclaim        | Quit Claim Transfer  |           |                    | \$335K |
| Oct 8, 2002  | Resale           | Grant Deed           | \$211,500 | \$153              | \$169K |
| Jun 26, 2001 | Resale           | Grant Deed           | \$59,000  | \$43               | \$128K |
| Oct 2, 2000  | Resale           | Grant Deed           | \$25,000  | \$18               | \$21K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rocklin Elementary School | Elementary | KG–6   | 0.5 mi   |
| Spring View Middle School | Middle     | 7–8    | 0.8 mi   |
| Rocklin High School       | High       | 9–12   | 1.8 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 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 | Absentee owner |
|-----------|----------------|