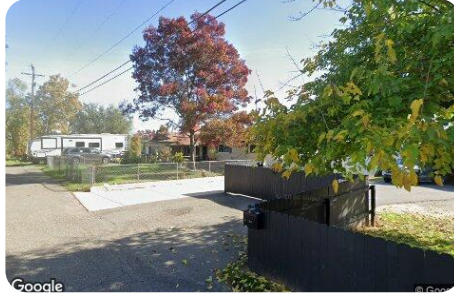


Single Family Residence **RESIDENTIAL**

4485 CIRCUIT CT

ROCKLIN, CA 95677

\$551,001 TopHap Estimate · \$370 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,489 ft²

LIVING AREA

0.35 ac

LOT SIZE

1952

YEAR BUILT

1

PARKING

VALUATION

\$551K

\$523K low

\$579K high

Last Sale

\$270,000 · Nov 14, 2024

Est. Owner Equity

\$319,001

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,412 (2025)
Assessed Value	\$504,900
Previous Assessed	\$495,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.35
Construction	Frame (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

61
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2024	Financing	Intrafamily Transfer			
Oct 30, 2024	Non-arms-length	Grant Deed	\$270,000	\$181	\$232K
Nov 6, 2012	Resale	Grant Deed	\$196,000	\$132	\$176K
Jul 25, 2012	Foreclosure sale	Trustees Deed	\$284,303	\$191	
Feb 22, 2002	Resale	Grant Deed	\$185,500	\$125	\$183K
Dec 26, 1997	Quitclaim	Quit Claim Transfer			
Jul 30, 1997	Quitclaim	Quit Claim Transfer			\$85K
May 27, 1994	Quitclaim	Quit Claim Transfer			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	0.9 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

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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