

Single Family Residence **RESIDENTIAL**

4534 SCENIC DR

ROCKLIN, CA 95765

\$999,946 TopHap Estimate · \$291 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

3,435 ft²

LIVING AREA

0.24 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$1000K

\$913K low

\$1.1M high

Last Sale

\$615,000 · Jul 18, 2016

Est. Owner Equity

\$538,696

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax

\$8,103 (2025)

Assessed Value

\$728,028

Previous Assessed

\$713,754

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	60 WILDFIRE	62 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2016	Resale	Grant Deed	\$615,000	\$179	\$461K
Oct 30, 2012	Financing	Intrafamily Transfer			\$750K
Nov 9, 2009	Quitclaim	Quit Claim Transfer			
Sep 22, 2008	Recorded document	Affidavit Of Death			
Nov 2, 2004	Quitclaim	Quit Claim Transfer			
Mar 26, 2003	Resale	Grant Deed	\$448,500	\$131	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.2 mi
Valley View Elementary School	Elementary	KG–6	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.4 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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