

Single Family Residence

RESIDENTIAL

5256 4TH ST

ROCKLIN, CA 95677

\$713,523 TopHap Estimate · \$280 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,544 ft²

LIVING AREA

0.12 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$714K

\$680K low

\$748K high

Last Sale

\$615,000 · Apr 9, 2021

Est. Owner Equity

\$160,523

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,254 (2025)
Assessed Value	\$679,007
Previous Assessed	\$665,694

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	55 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2021	Resale	Grant Deed	\$615,000	\$242	\$553K
Feb 20, 2020	Quitclaim	Quit Claim Transfer			\$502K
Jun 27, 2018	Resale	Grant Deed	\$525,000	\$206	\$499K
Jun 27, 2018	Quitclaim	Quit Claim Transfer			
May 18, 2001	Resale	Grant Deed	\$42,000	\$17	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.2 mi
Parker Whitney Elementary School	Elementary	KG–6	0.7 mi
Rocklin High School	High	9–12	1.6 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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