

Single Family Residence **RESIDENTIAL**

2004 CASSIA WAY

ROCKLIN, CA 95765

\$675,991 TopHap Estimate · \$311 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,171 ft²

LIVING AREA

0.19 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$676K

\$651K low

\$701K high

Last Sale

\$244,000 · Apr 26, 2001

Est. Owner Equity

\$203,035

Loan-to-Value

68%

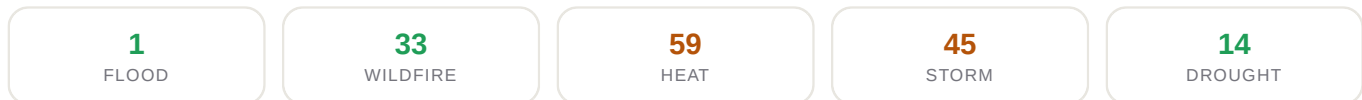
TAX & ASSESSMENT

Property Tax	\$5,266 (2025)
Assessed Value	\$401,416
Previous Assessed	\$393,546

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2012	Quitclaim	Quit Claim Transfer			
Apr 26, 2001	Resale	Grant Deed	\$244,000	\$112	\$244K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.4 mi
Whitney High School	High	9–12	2.1 mi
Spring View Middle School	Middle	7–8	2.4 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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