

Single Family Residence **RESIDENTIAL**

4549 SCENIC DR

ROCKLIN, CA 95765

\$645,262 TopHap Estimate · \$325 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,986 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$645K

\$608K low

\$683K high

Last Sale

\$262,000 · Jun 25, 1999

Est. Owner Equity

\$645,262

TAX & ASSESSMENT

Property Tax

\$4,892 (2025)

Assessed Value

\$418,338

Previous Assessed

\$410,136

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	56 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
Oct 11, 2013	Quitclaim	Quit Claim Transfer			
Oct 11, 2013	Quitclaim	Quit Claim Transfer			
Oct 11, 2013	Recorded document	Affidavit Of Death			
Nov 5, 2002	Quitclaim	Quit Claim Transfer			
Oct 30, 2002	Quitclaim	Quit Claim Transfer			\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Valley View Elementary School	Elementary	KG–6	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.5 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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