

Single Family Residence **RESIDENTIAL**

4550 SCENIC DR

ROCKLIN, CA 95765

\$628,477 TopHap Estimate · \$443 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,420 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$628K

\$596K low

\$661K high

Last Sale

\$565,000 · Oct 14, 2021

Est. Owner Equity

\$91,727

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax

\$7,008 (2025)

Assessed Value

\$611,572

Previous Assessed

\$599,582

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
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 7, 2021	Financing	Correction Deed			
Oct 7, 2021	Resale	Grant Deed	\$565,000	\$398	\$537K
Oct 25, 1999	Resale	Grant Deed	\$205,000	\$144	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	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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