

Single Family Residence **RESIDENTIAL**

4554 SCENIC DR

ROCKLIN, CA 95765

\$719,540 TopHap Estimate · \$336 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,142 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$720K

\$671K low

\$768K high

Last Sale

\$570,000 · Jul 19, 2018

Est. Owner Equity

\$451,540

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$7,326 (2025)

Assessed Value

\$648,557

Previous Assessed

\$635,841

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	57 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
Apr 29, 2020	Financing	Intrafamily Transfer			\$268K
Mar 25, 2020	Quitclaim	Quit Claim Transfer			
Jul 16, 2018	Resale	Grant Deed	\$570,000	\$266	\$270K
Sep 23, 1999	Resale	Grant Deed	\$314,000	\$147	

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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