

Single Family Residence **RESIDENTIAL**

4050 CLUBVIEW CT

ROCKLIN, CA 95765

\$1,504,725 TopHap Estimate · \$354 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,252 ft²
LIVING AREA

0.28 ac
LOT SIZE

2017
YEAR BUILT

3
PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,040,000 · Oct 4, 2017

Est. Owner Equity

\$865,975

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$15,334 (2025)
Assessed Value	\$1,252,182
Previous Assessed	\$1,227,630

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

65
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2023	Financing	Intrafamily Transfer			
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Sep 29, 2017	Resale	Grant Deed	\$1,040,000	\$245	\$489K
Sep 29, 2017	Quitclaim	Quit Claim Transfer			
May 21, 2015	Quitclaim	Quit Claim Transfer			
May 21, 2015	Resale	Grant Deed	\$240,000	\$56	
Feb 10, 2000	Resale	Grant Deed	\$138,000	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.7 mi
Valley View Elementary School	Elementary	KG–6	0.9 mi
Rocklin High School	High	9–12	1.0 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	Absentee owner
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