

Single Family Residence **RESIDENTIAL**

4116 LEGEND DR

ROCKLIN, CA 95765

\$1,587,653 TopHap Estimate · \$427 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,721 ft²

LIVING AREA

0.67 ac

LOT SIZE

2000

YEAR BUILT

4

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,474,000 · Oct 21, 2022

Est. Owner Equity

\$408,453

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$16,541 (2025)

Assessed Value

\$1,517,000

Previous Assessed

\$1,442,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.67
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	63 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 20, 2022	Resale	Grant Deed	\$1,474,000	\$396	\$1.2M
Jul 14, 2014	Quitclaim	Quit Claim Transfer			
May 29, 2014	Resale	Grant Deed	\$1,100,000	\$296	\$880K
Mar 8, 2005	Quitclaim	Quit Claim Transfer			
Jul 21, 2000	Resale	Grant Deed	\$725,000	\$195	\$520K
Nov 13, 1998	Resale	Grant Deed	\$120,000	\$32	\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.5 mi
Valley View Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.7 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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