

Single Family Residence **RESIDENTIAL**

4535 SCENIC DR

ROCKLIN, CA 95765

\$629,638 TopHap Estimate · \$318 / ft² · confidence 93 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,978 ft²
LIVING AREA

0.17 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$630K

\$587K low

\$672K high

Last Sale

\$525,000 · Dec 30, 2022

Est. Owner Equity

\$496,638

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax

\$6,371 (2025)

Assessed Value

\$557,133

Previous Assessed

\$546,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	64 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2023	Financing	Intrafamily Transfer			
Dec 27, 2022	Resale	Grant Deed	\$525,000	\$265	\$50K
Jun 25, 1999	Resale	Grant Deed	\$245,500	\$124	\$85K

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	0.4 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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