

Single Family Residence **RESIDENTIAL**

# 4551 SCENIC DR

ROCKLIN, CA 95765

**\$578,480** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,685 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1999**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$578K**

\$546K low

\$611K high

Last Sale

**\$579,000 · Apr 8, 2026**

Est. Owner Equity

**\$578,480**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$3,738 (2025)</b> |
| Assessed Value    | <b>\$311,950</b>      |
| Previous Assessed | <b>\$305,834</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>56</b><br>WILDFIRE | <b>62</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                         | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------------------------------|-----------|--------------------|--------|
| Mar 31, 2026 | Resale    | Grant Deed                                   | \$579,000 | \$344              |        |
| Apr 2, 2026  | Financing | Affidavit Death Of Trustee/Successor Trustee |           |                    |        |
| Sep 1, 2021  | Financing | Affidavit Of Death Of Joint Tenant           |           |                    |        |
| Sep 1, 2021  | Financing | Intrafamily Transfer                         |           |                    |        |
| Aug 31, 1999 | Resale    | Grant Deed                                   | \$199,000 | \$118              | \$100K |

## 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    | 0.5 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|