

Single Family Residence **RESIDENTIAL**

4470 CIRCUIT CT

ROCKLIN, CA 95677

\$435,773 TopHap Estimate · \$409 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,066 ft²

LIVING AREA

0.31 ac

LOT SIZE

1954

YEAR BUILT

1

PARKING

VALUATION

\$436K

\$401K low

\$471K high

Last Sale

\$112,500 · Jul 7, 1997

Est. Owner Equity

\$257,773

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,283 (2025)
Assessed Value	\$211,340
Previous Assessed	\$207,197

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

37
FLOOD

57
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2005	Financing	Intrafamily Transfer			\$224K
Jul 7, 1997	Resale	Grant Deed	\$112,500	\$106	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.8 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------