

Single Family Residence **RESIDENTIAL**

4475 CIRCUIT CT

ROCKLIN, CA 95677

\$453,855 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,292 ft²

LIVING AREA

0.41 ac

LOT SIZE

1963

YEAR BUILT

2

PARKING

VALUATION

\$454K

\$430K low

\$478K high

Est. Owner Equity

\$0

Loan-to-Value

107%

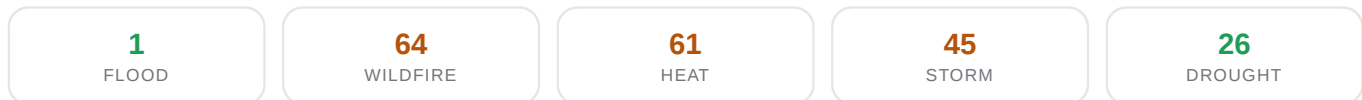
TAX & ASSESSMENT

Property Tax	\$636 (2025)
Assessed Value	\$56,833
Previous Assessed	\$55,719

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.41
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 21, 2006	Financing	Intrafamily Transfer			\$207K
Aug 30, 2005	Quitclaim	Quit Claim Transfer			
Sep 1, 1995	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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