

Single Family Residence **RESIDENTIAL**

4006 LEGEND DR

ROCKLIN, CA 95765



4

BEDS

4

BATHS

5,232 ft²

LIVING AREA

0.39 ac

LOT SIZE

2015

YEAR BUILT

3

PARKING

VALUATION

Last Sale

\$475,000 · May 19, 2005

TAX & ASSESSMENT

Property Tax	\$19,881 (2025)
Assessed Value	\$1,678,749
Previous Assessed	\$1,645,833

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.39
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

1 FLOOD	64 WILDFIRE	62 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2005	Resale	Grant Deed	\$475,000	\$91	
Oct 3, 2000	Resale	Grant Deed	\$238,000	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.5 mi
Valley View Elementary School	Elementary	KG–6	0.9 mi
Rocklin High School	High	9–12	0.9 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	Absentee owner
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