

Single Family Residence **RESIDENTIAL**

4431 BARRINGTON CT

ROCKLIN, CA 95677

\$1,486,559 TopHap Estimate · \$412 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,606 ft²

LIVING AREA

0.46 ac

LOT SIZE

2005

YEAR BUILT

4

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,500,000 · Oct 25, 2024

Est. Owner Equity

\$1,486,559

TAX & ASSESSMENT

Property Tax	\$17,683 (2025)
Assessed Value	\$1,152,199
Previous Assessed	\$1,500,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.46
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

72
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2024	Resale	Grant Deed	\$1,500,000	\$416	
Dec 29, 2005	Resale	Grant Deed	\$951,500	\$264	\$551K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.6 mi
Whitney High School	High	9–12	5.4 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 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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