

Single Family Residence **RESIDENTIAL**

4430 BARRINGTON CT

ROCKLIN, CA 95677

\$1,095,495 TopHap Estimate · \$326 / ft² · confidence 98 · as of Jul 14, 2026

4
BEDS

2.5
BATHS

3,361 ft²
LIVING AREA

0.35 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.1M high

Last Sale

\$586,000 · May 16, 2005

Est. Owner Equity

\$571,495

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax

\$10,512 (2025)

Assessed Value

\$857,293

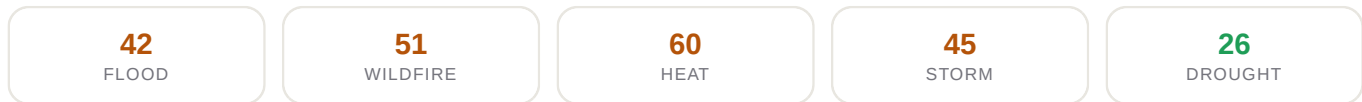
Previous Assessed

\$840,484

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.35
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2020	Financing	Intrafamily Transfer			\$484K
Feb 26, 2013	Financing	Grant Deed			\$385K
Apr 8, 2005	Resale	Grant Deed	\$586,000	\$174	\$300K

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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