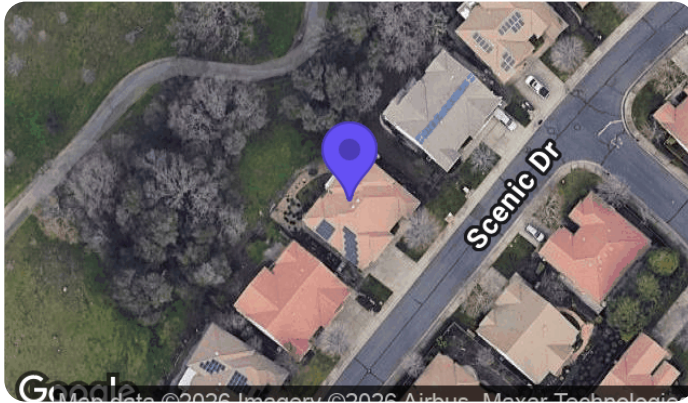


Single Family Residence **RESIDENTIAL**

# 4520 SCENIC DR

ROCKLIN, CA 95765

**\$1,022,448** TopHap Estimate · \$298 / ft² · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**3,435 ft²**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$1M**

\$976K low

\$1.1M high

Last Sale

**\$739,000 · Mar 8, 2006**

Est. Owner Equity

**\$652,448**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

Property Tax

**\$10,476 (2025)**

Assessed Value

**\$979,000**

Previous Assessed

**\$932,000**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>58</b><br>WILDFIRE | <b>62</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

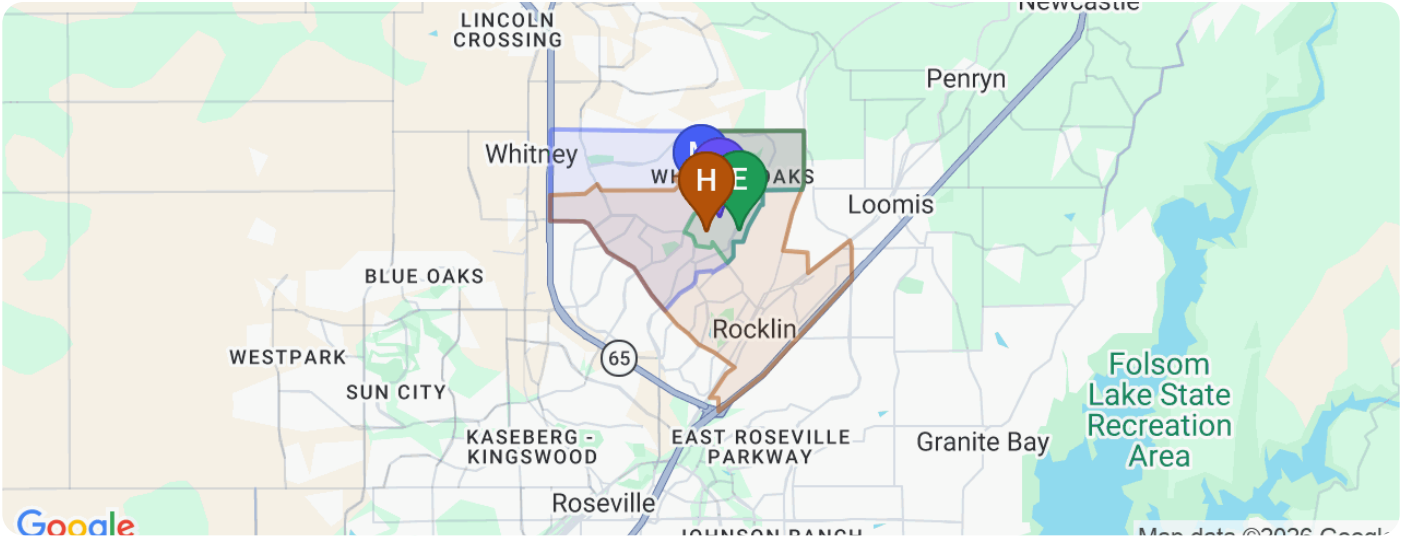
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Nov 21, 2007 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Nov 21, 2007 | Financing | Intrafamily Transfer |           |                    | \$20K  |
| Mar 8, 2006  | Resale    | Grant Deed           | \$739,000 | \$215              | \$350K |
| May 1, 2003  | Resale    | Grant Deed           | \$490,500 | \$143              |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rocklin High School           | High       | 9–12   | 0.3 mi   |
| Granite Oaks Middle School    | Middle     | 7–8    | 0.4 mi   |
| Valley View Elementary School | Elementary | KG–6   | 0.4 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 95765

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 18<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

OWNERSHIP

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