

Single Family Residence **RESIDENTIAL**

5109 STRATTON CT

ROCKLIN, CA 95765

\$731,923 TopHap Estimate · \$340 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,150 ft²

LIVING AREA

0.18 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$732K

\$712K low

\$752K high

Last Sale

\$730,000 · Jun 22, 2021

Est. Owner Equity

\$152,723

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$7,868 (2025)
Assessed Value	\$706,000
Previous Assessed	\$654,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

25
FLOOD

61
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 17, 2021	Resale	Grant Deed	\$730,000	\$340	\$579K
Jun 14, 2007	Resale	Grant Deed	\$375,000	\$174	\$281K
Mar 14, 2007	Non-arms-length	Trustees Deed	\$423,000	\$197	
May 25, 2006	Financing	Intrafamily Transfer			\$513K
May 24, 2005	Quitclaim	Quit Claim Transfer			\$100K
Apr 25, 2005	Quitclaim	Quit Claim Transfer			
Nov 24, 2004	Quitclaim	Quit Claim Transfer			
May 31, 2002	Resale	Grant Deed	\$350,000	\$163	\$280K
May 31, 2002	Quitclaim	Quit Claim Transfer			
Jul 25, 1997	Resale	Grant Deed	\$183,500	\$85	\$184K
Mar 30, 1995	Resale	Trustees Deed	\$594,000	\$276	\$115K

Mar 30, 1995	Financing	Mortgage	\$1.4M
Mar 30, 1995	Financing	Mortgage	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.4 mi
Breen Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.8 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 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	Owner occupied
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