

Single Family Residence **RESIDENTIAL**

5315 CLIPPER CT

ROCKLIN, CA 95765

\$743,694 TopHap Estimate · \$328 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,266 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$744K

\$697K low

\$790K high

Last Sale

\$720,000 · Nov 2, 2021

Est. Owner Equity

\$195,694

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,830 (2025)
Assessed Value	\$724,000
Previous Assessed	\$708,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

64
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2021	Resale	Grant Deed	\$720,000	\$318	\$548K
Apr 15, 2021	Resale	Grant Deed	\$680,000	\$300	\$598K
May 5, 2008	Quitclaim	Quit Claim Transfer			
Aug 28, 2006	Resale	Grant Deed	\$500,000	\$221	\$100K
Nov 19, 1999	Resale	Grant Deed	\$256,500	\$113	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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