

Single Family Residence **RESIDENTIAL**

5965 WOODSIDE DR

ROCKLIN, CA 95677

\$418,684 TopHap Estimate · \$388 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,080 ft²
LIVING AREA

2,919 ft²
LOT SIZE

1980
YEAR BUILT

2
STORIES

4
ROOMS

2
PARKING

VALUATION

\$419K

\$405K low

\$433K high

Last Sale

\$415,000 · Jul 23, 2024

Est. Owner Equity

\$253,684

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,570 (2025)
Assessed Value	\$423,300
Previous Assessed	\$415,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.67
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	44 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2026	Financing	Gift Deed			\$165K
Jul 19, 2024	Resale	Grant Deed	\$415,000	\$384	
Jun 6, 2024	Non-arms-length	Trustees Deed	\$319,000	\$295	\$319K
May 30, 2018	Resale	Grant Deed	\$291,000	\$269	\$286K
May 30, 2013	Resale	Grant Deed	\$191,000	\$177	\$187K
Oct 26, 2009	Financing	Grant Deed			\$173K
Sep 18, 2008	Resale	Grant Deed	\$173,000	\$160	\$170K
May 21, 2008	Non-arms-length	Trustees Deed	\$179,000	\$166	
Mar 24, 2005	Resale	Grant Deed	\$290,000	\$269	\$232K
Mar 30, 2001	Resale	Grant Deed	\$139,000	\$129	

Apr 18, 1996	Resale	Grant Deed	\$86,500	\$80	\$82K
Oct 16, 1995	Non-arms-length	Trustees Deed	\$86,356	\$80	
Jun 18, 1992	Resale	Grant Deed	\$117,500	\$109	\$59K
Apr 6, 1990	Resale	Grant Deed	\$108,000	\$100	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.0 mi
Spring View Middle School	Middle	7–8	1.1 mi
Rocklin High School	High	9–12	2.5 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.

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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