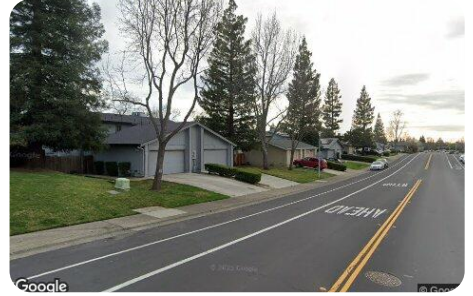
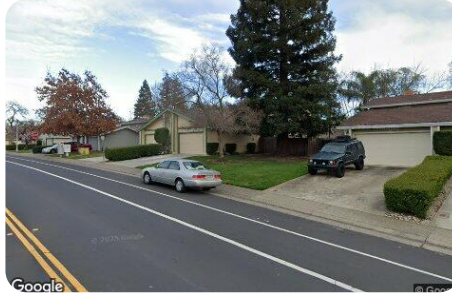


Single Family Residence **RESIDENTIAL**

5997 WOODSIDE DR

ROCKLIN, CA 95677

\$392,816 TopHap Estimate · \$364 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

2,599 ft²

LOT SIZE

1981

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$393K

\$354K low

\$431K high

Last Sale

\$175,000 · Sep 11, 2002

Est. Owner Equity

\$154,066

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,858 (2025)
Assessed Value	\$258,501
Previous Assessed	\$253,433

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.60
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	62 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2002	Resale	Grant Deed	\$175,000	\$162	\$140K
May 14, 1991	Resale	Grant Deed	\$110,000	\$102	\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------