

Single Family Residence **RESIDENTIAL**

5965 ASPEN CT

ROCKLIN, CA 95677

\$569,570 TopHap Estimate · \$339 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,679 ft²

LIVING AREA

0.4 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$570K

\$524K low

\$615K high

Est. Owner Equity

\$373,712

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,150 (2025)
Assessed Value	\$292,997
Previous Assessed	\$287,253

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

41 FLOOD	50 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 15, 2014	Quitclaim	Quit Claim Transfer			
Dec 20, 1991	Resale	Grant Deed	\$159,000	\$95	\$129K
Sep 11, 1990	Resale	Grant Deed	\$155,000	\$92	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.1 mi
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	2.6 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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