

Single Family Residence

RESIDENTIAL

5955 ASPEN CT

ROCKLIN, CA 95677

\$552,136 TopHap Estimate · \$311 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,773 ft²

LIVING AREA

0.74 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$552K

\$529K low

\$576K high

Est. Owner Equity

\$197,136

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,378 (2025)
Assessed Value	\$220,584
Previous Assessed	\$216,259

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.74
Construction	Frame (Unspecified)
Roof	Wood Shingle
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

50
FLOOD

65
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2019	Quitclaim	Quit Claim Transfer			
Oct 15, 2019	Financing	Intrafamily Transfer			\$355K
Jun 8, 2018	Quitclaim	Quit Claim Transfer			
Jun 8, 2018	Financing	Grant Deed			
Jun 9, 2017	Quitclaim	Quit Claim Transfer			\$240K
Jun 9, 2017	Quitclaim	Quit Claim Transfer			
Apr 21, 2015	Quitclaim	Quit Claim Transfer			
Apr 21, 2015	Financing	Intrafamily Transfer			\$205K
May 20, 2013	Quitclaim	Quit Claim Transfer			
Jul 14, 2011	Financing	Intrafamily Transfer			\$175K
Mar 10, 2011	Quitclaim	Quit Claim Transfer			

Dec 17, 1996 Quitclaim Quit Claim Transfer \$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin Elementary School	Elementary	KG–6	1.1 mi
Spring View Middle School	Middle	7–8	1.2 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