

Single Family Residence **RESIDENTIAL**

5401 SANDPIPER CT

ROCKLIN, CA 95765

\$635,069 TopHap Estimate · \$335 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,896 ft²

LIVING AREA

0.15 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$635K

\$565K low

\$705K high

Last Sale

\$640,000 · Nov 12, 2025

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$4,763 (2025)
Assessed Value	\$640,000
Previous Assessed	\$426,647

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	36 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 6, 2025	Resale	Grant Deed	\$640,000	\$338	\$675K
Mar 13, 2015	Quitclaim	Quit Claim Transfer			
Jul 14, 2014	Quitclaim	Quit Claim Transfer			
Jul 14, 2014	Resale	Grant Deed	\$355,000	\$187	
Apr 29, 2004	Quitclaim	Quit Claim Transfer			
Aug 15, 1995	Resale	Grant Deed	\$148,500	\$78	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.1 mi

Granite Oaks Middle School	Middle	7–8	1.1 mi
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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 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.

OWNERSHIP

Occupancy	Owner occupied
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