

Single Family Residence **RESIDENTIAL**

5641 SUMMIT DR

ROCKLIN, CA 95765

\$607,726 TopHap Estimate · \$320 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$608K

\$594K low

\$622K high

Last Sale

\$214,000 · Nov 21, 2012

Est. Owner Equity

\$263,726

Loan-to-Value

56%

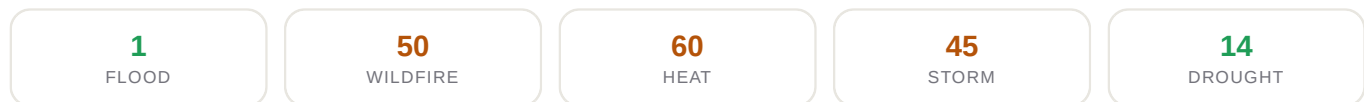
TAX & ASSESSMENT

Property Tax	\$3,015 (2025)
Assessed Value	\$268,780
Previous Assessed	\$263,511

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2020	Financing	Intrafamily Transfer			\$344K
Aug 15, 2019	Financing	Intrafamily Transfer			\$278K
Oct 5, 2015	Quitclaim	Quit Claim Transfer			\$240K
Nov 8, 2012	Resale	Grant Deed	\$214,000	\$113	\$210K
Nov 19, 2012	Quitclaim	Quit Claim Transfer			
Jan 23, 2009	Financing	Intrafamily Transfer			\$360K
Sep 10, 2007	Recorded document	Affidavit Of Death			
Sep 10, 2007	Resale	Grant Deed	\$360,000	\$189	\$342K
Dec 12, 2006	Quitclaim	Quit Claim Transfer			
Oct 21, 2005	Quitclaim	Quit Claim Transfer			\$331K
Feb 23, 2004	Quitclaim	Quit Claim Transfer			

Dec 12, 2003	Quitclaim	Quit Claim Transfer			
Oct 31, 2000	Resale	Grant Deed	\$203,000	\$107	\$203K
Oct 28, 1999	Quitclaim	Quit Claim Transfer			
Jul 22, 1993	Quitclaim	Quit Claim Transfer			\$143K
Mar 3, 1992	Resale	Grant Deed	\$180,000	\$95	\$140K
Nov 15, 1989	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.2 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------