

Single Family Residence

RESIDENTIAL

5120 PAR PL

ROCKLIN, CA 95677

\$678,025 TopHap Estimate · \$332 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,045 ft²

LIVING AREA

0.23 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$678K

\$642K low

\$714K high

Last Sale

\$400,000 · Feb 11, 2013

Est. Owner Equity

\$678,025

TAX & ASSESSMENT

Property Tax	\$5,464 (2025)
Assessed Value	\$502,407
Previous Assessed	\$492,557

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

59
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2017	Quitclaim	Quit Claim Transfer			
May 31, 2017	Recorded document	Affidavit Of Death			
Jan 12, 2013	Resale	Grant Deed	\$400,000	\$196	
Apr 26, 2010	Resale	Grant Deed	\$365,000	\$178	\$292K
Feb 26, 1992	Resale	Grant Deed	\$240,000	\$117	\$175K
Aug 31, 1989	Resale	Grant Deed	\$68,000	\$33	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.3 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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