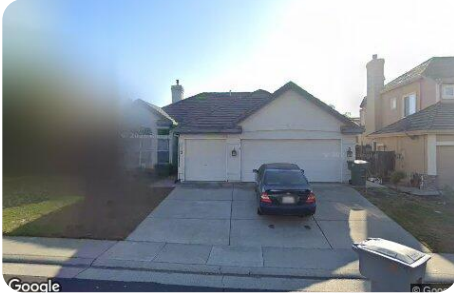


Single Family Residence **RESIDENTIAL**

5405 SANDPIPER CT

ROCKLIN, CA 95765

\$778,358 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,059 ft²

LIVING AREA

0.14 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$778K

\$750K low

\$807K high

Last Sale

\$315,000 · Apr 20, 2011

Est. Owner Equity

\$401,358

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,609 (2025)
Assessed Value	\$411,629
Previous Assessed	\$403,559

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	37 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
Mar 11, 2022	Financing	Intrafamily Transfer			
Mar 28, 2011	Resale	Grant Deed	\$315,000	\$103	\$307K
Nov 10, 2010	Non-arms-length	Trustees Deed	\$294,272	\$96	
Sep 22, 2009	Financing	Intrafamily Transfer			\$276K
Jul 10, 2008	Quitclaim	Quit Claim Transfer			
Apr 16, 2008	Resale	Grant Deed	\$320,000	\$105	\$256K
Jan 30, 2008	Non-arms-length	Trustees Deed	\$331,500	\$108	
Apr 26, 2005	Quitclaim	Quit Claim Transfer			
Apr 26, 2005	Resale	Grant Deed	\$535,000	\$175	\$428K
Mar 4, 2005	Quitclaim	Quit Claim Transfer			

Dec 10, 2003	Quitclaim	Quit Claim Transfer			
Nov 26, 2001	Recorded document	Grant Deed			
Nov 26, 2001	Resale	Grant Deed	\$295,000	\$96	\$110K
Mar 23, 1995	Resale	Grant Deed	\$219,000	\$72	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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