

Single Family Residence

RESIDENTIAL

5816 APPALOOSA PL

ROCKLIN, CA 95677

\$737,270 TopHap Estimate · \$385 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,914 ft²

LIVING AREA

0.31 ac

LOT SIZE

1992

YEAR BUILT

4

PARKING

VALUATION

\$737K

\$705K low

\$770K high

Last Sale

\$300,000 · Jun 3, 2013

Est. Owner Equity

\$537,270

Loan-to-Value

27%

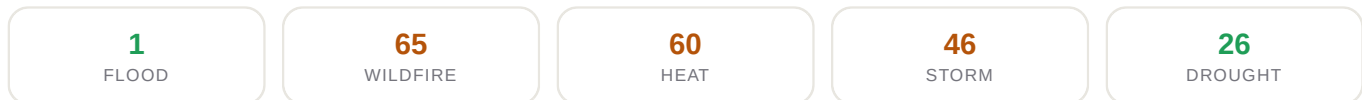
TAX & ASSESSMENT

Property Tax	\$4,304 (2025)
Assessed Value	\$393,832
Previous Assessed	\$386,110

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2015	Quitclaim	Quit Claim Transfer			
May 31, 2013	Resale	Grant Deed	\$300,000	\$157	\$200K
Apr 24, 2009	Quitclaim	Quit Claim Transfer			
Apr 7, 2009	Recorded document	Affidavit Of Death			
Oct 14, 1994	Resale	Grant Deed	\$220,000	\$115	
Apr 15, 1994	Resale	Grant Deed	\$210,000	\$110	\$80K
May 21, 1993	Non-arms-length	Grant Deed	\$315,000	\$165	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.6 mi
Spring View Middle School	Middle	7–8	2.0 mi

Whitney High School	High	9–12	5.8 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 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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