

Single Family Residence **RESIDENTIAL**

# 5812 APPALOOSA PL

ROCKLIN, CA 95677

**\$707,319** TopHap Estimate · \$388 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,822 ft²**

LIVING AREA

**0.29 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$707K**

\$663K low

\$752K high

Last Sale

**\$191,000 · Dec 28, 1993**

Est. Owner Equity

**\$507,319**

Loan-to-Value

**29%**

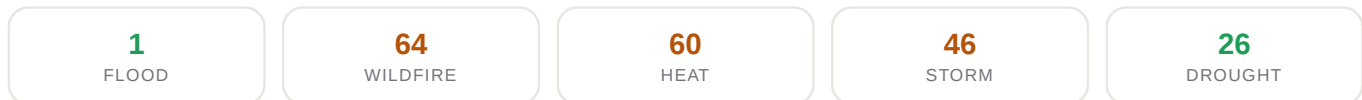
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,854 (2025) |
| Assessed Value    | \$351,652      |
| Previous Assessed | \$344,758      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.29                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 15, 2015 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 28, 1993 | Resale    | Grant Deed          | \$191,000 | \$105              | \$181K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Sierra Elementary School  | Elementary | KG–6   | 0.7 mi   |
| Spring View Middle School | Middle     | 7–8    | 2.0 mi   |
| Whitney High School       | High       | 9–12   | 5.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|