

Single Family Residence **RESIDENTIAL**

5820 APPALOOSA PL

ROCKLIN, CA 95677

\$1,114,836 TopHap Estimate · \$419 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,663 ft²

LIVING AREA

0.89 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$978K low

\$1.3M high

Last Sale

\$1,107,500 · Jul 5, 2024

Est. Owner Equity

\$348,336

Loan-to-Value

71%

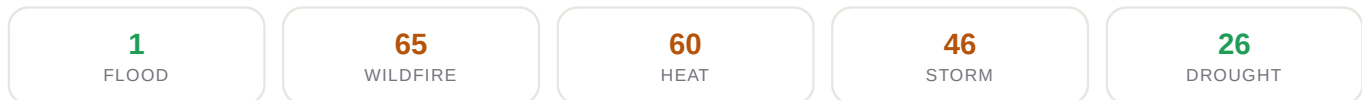
TAX & ASSESSMENT

Property Tax	\$12,148 (2025)
Assessed Value	\$1,129,650
Previous Assessed	\$1,107,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.89
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
Jun 25, 2024	Resale	Grant Deed	\$1,107,500	\$416	\$767K
Jul 27, 2012	Quitclaim	Quit Claim Transfer			
Jan 6, 2009	Quitclaim	Quit Claim Transfer			
Apr 4, 2006	Quitclaim	Quit Claim Transfer			
Apr 4, 2006	Financing	Intrafamily Transfer			\$265K
Apr 24, 2003	Quitclaim	Quit Claim Transfer			
Jan 9, 2002	Quitclaim	Quit Claim Transfer			
Jul 1, 1999	Quitclaim	Quit Claim Transfer			
May 5, 1994	Resale	Grant Deed	\$218,000	\$82	\$139K

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

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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