

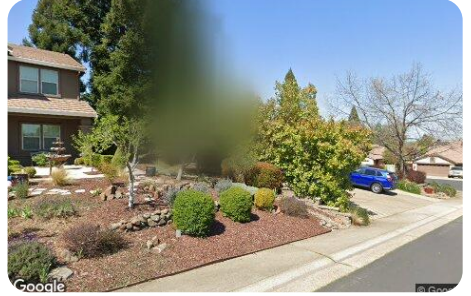
Single Family Residence

RESIDENTIAL

5804 APPALOOSA PL

ROCKLIN, CA 95677

\$920,033 TopHap Estimate · \$371 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,480 ft²

LIVING AREA

0.27 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$920K

\$855K low

\$985K high

Last Sale

\$916,000 · May 6, 2024

Est. Owner Equity

\$187,233

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$10,341 (2025)
Assessed Value	\$953,006
Previous Assessed	\$934,320

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

64
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2024	Resale	Grant Deed	\$916,000	\$369	\$733K
Jan 10, 2022	Financing	Intrafamily Transfer			\$480K
Jun 8, 2017	Quitclaim	Quit Claim Transfer			
Jun 8, 2017	Quitclaim	Quit Claim Transfer			\$440K
Jan 26, 2015	Quitclaim	Quit Claim Transfer			
Dec 11, 2013	Resale	Grant Deed	\$487,000	\$196	\$478K
Aug 30, 2005	Quitclaim	Quit Claim Transfer			
Dec 30, 1993	Resale	Grant Deed	\$216,500	\$87	\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.9 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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