

Single Family Residence

RESIDENTIAL

5801 APPALOOSA PL

ROCKLIN, CA 95677

\$692,173 TopHap Estimate · \$347 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,995 ft²

LIVING AREA

0.25 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$692K

\$659K low

\$725K high

Last Sale

\$701,000 · Jul 24, 2023

Est. Owner Equity

\$131,373

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,773 (2025)
Assessed Value	\$526,360
Previous Assessed	\$516,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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 28, 2024	Financing	Intrafamily Transfer			
Jul 12, 2023	Resale	Grant Deed	\$701,000	\$351	\$561K
Apr 27, 2023	Financing	Intrafamily Transfer			
Apr 27, 2023	Non-arms-length	Grant Deed	\$319,500	\$160	\$413K
Feb 23, 2015	Quitclaim	Quit Claim Transfer			
Aug 14, 2012	Resale	Grant Deed	\$290,000	\$145	\$232K
Mar 10, 2011	Recorded document	Affidavit Of Death			
Jan 18, 2011	Quitclaim	Quit Claim Transfer			
Aug 2, 2002	Quitclaim	Quit Claim Transfer			\$180K
Nov 20, 1998	Quitclaim	Quit Claim Transfer			
Dec 22, 1993	Resale	Grant Deed	\$186,000	\$93	

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

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	Absentee owner
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