

Single Family Residence **RESIDENTIAL**

# 5306 NESTING PL

ROCKLIN, CA 95677

**\$804,629** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,980 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1992**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$805K**

\$766K low

\$844K high

Last Sale

**\$412,000 · Jan 2, 2004**

Est. Owner Equity

**\$95,629**

Loan-to-Value

**91%**

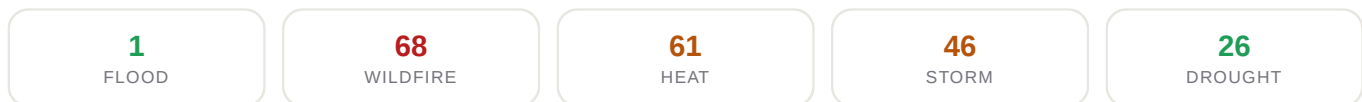
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,383 (2025) |
| Assessed Value    | \$597,473      |
| Previous Assessed | \$585,759      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Feb 3, 2005  | Financing | Intrafamily Transfer |           |                    | \$464K |
| Jan 2, 2004  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jan 2, 2004  | Resale    | Grant Deed           | \$412,000 | \$138              | \$391K |
| Feb 29, 2000 | Resale    | Grant Deed           | \$280,000 | \$94               | \$224K |
| Nov 18, 1996 | Resale    | Grant Deed           | \$226,000 | \$76               | \$181K |
| Sep 7, 1995  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 7, 1995  | Resale    | Trustees Deed        | \$215,000 | \$72               | \$164K |
| Sep 7, 1995  | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Sierra Elementary School  | Elementary | KG–6   | 1.0 mi   |
| Spring View Middle School | Middle     | 7–8    | 1.4 mi   |
| Whitney High School       | High       | 9–12   | 5.2 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 | Owner occupied |
|-----------|----------------|