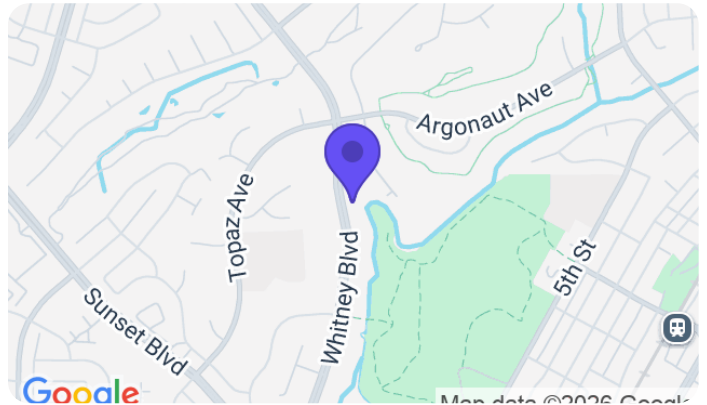
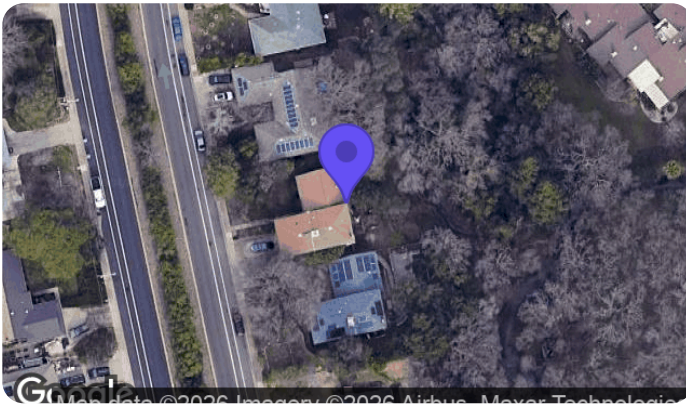


Single Family Residence **RESIDENTIAL**

5065 WHITNEY BLVD

ROCKLIN, CA 95677

\$561,442 TopHap Estimate · \$255 / ft² · confidence 86 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,204 ft²
LIVING AREA

0.23 ac
LOT SIZE

1977
YEAR BUILT

2
PARKING

VALUATION

\$561K

\$481K low

\$642K high

Last Sale

\$550,000 · Aug 9, 2024

Est. Owner Equity

\$148,942

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,006 (2025)
Assessed Value	\$561,000
Previous Assessed	\$550,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

39
FLOOD

60
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

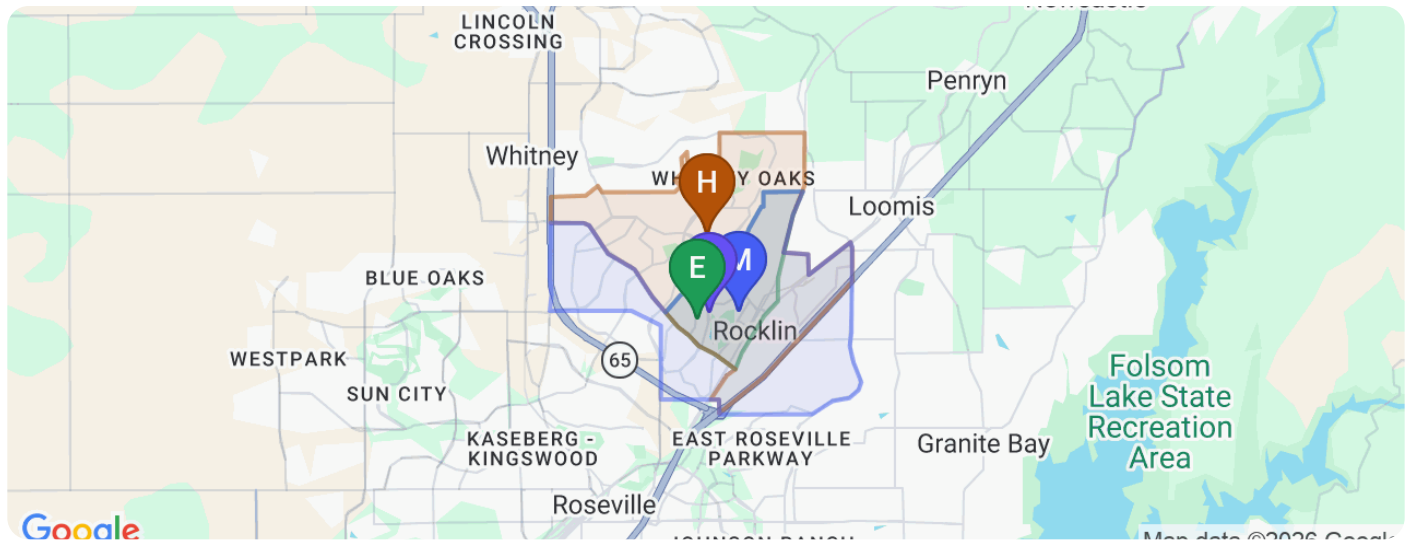
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2024	Resale	Grant Deed	\$550,000	\$250	\$413K
Jul 2, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.5 mi
Rocklin High School	High	9–12	1.3 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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