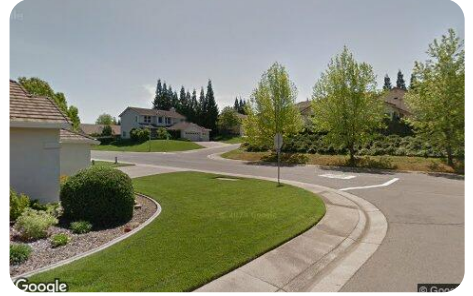
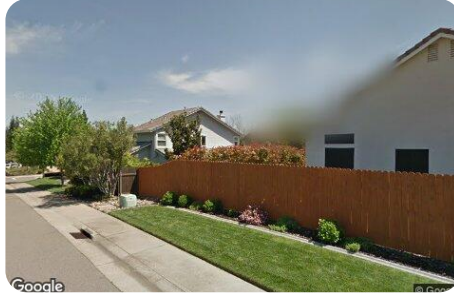
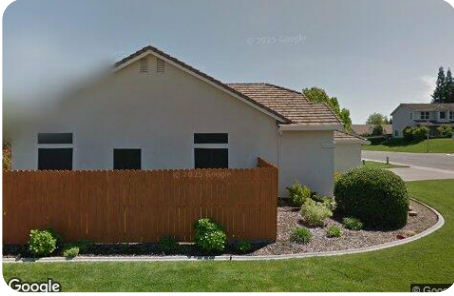


Single Family Residence **RESIDENTIAL**

5101 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$701,394 TopHap Estimate · \$352 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,995 ft²

LIVING AREA

0.22 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$701K

\$642K low

\$761K high

Last Sale

\$173,000 · Jan 23, 1995

Est. Owner Equity

\$701,394

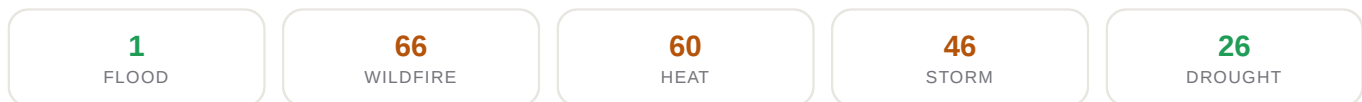
TAX & ASSESSMENT

Property Tax	\$3,341 (2025)
Assessed Value	\$296,365
Previous Assessed	\$290,555

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.22
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 ²	LOAN
Jun 15, 1998	Quitclaim	Quit Claim Transfer			
Jan 23, 1995	Resale	Grant Deed	\$173,000	\$87	
Oct 31, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 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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