

Single Family Residence **RESIDENTIAL**

# 5041 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

**\$675,666** TopHap Estimate · \$339 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**1,995 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**1994**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$676K**

\$643K low

\$708K high

Last Sale

**\$365,000 · Oct 28, 2014**

Est. Owner Equity

**\$335,714**

Loan-to-Value

**52%**

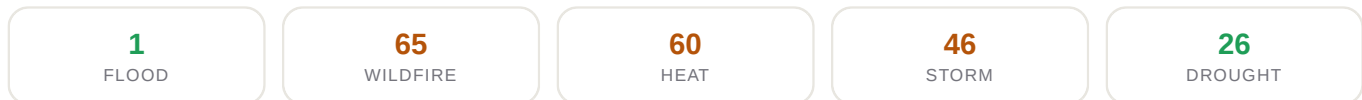
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,875 (2025) |
| Assessed Value    | \$447,439      |
| Previous Assessed | \$438,666      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.21                    |
| 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   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Oct 27, 2014 | Recorded document | Affidavit Of Death   |           |                    |        |
| Oct 27, 2014 | Resale            | Grant Deed           | \$365,000 | \$183              | \$347K |
| Aug 14, 2008 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Aug 14, 2008 | Financing         | Intrafamily Transfer |           |                    | \$300K |
| Jun 2, 2003  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| May 30, 2003 | Quitclaim         | Quit Claim Transfer  |           |                    | \$150K |
| Nov 7, 1994  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Jul 5, 1994  | Resale            | Grant Deed           | \$194,500 | \$97               | \$94K  |
| Mar 2, 1994  | Resale            | Grant Deed           | \$642,000 | \$322              |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 |
|-----------|----------------|