

Single Family Residence **RESIDENTIAL**

# 5039 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

**\$695,030** TopHap Estimate · \$348 / ft<sup>2</sup> · confidence 97 · 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

**\$695K**

\$677K low

\$713K high

Last Sale

**\$700,000 · Jul 11, 2025**

Est. Owner Equity

**\$100,030**

Loan-to-Value

**86%**

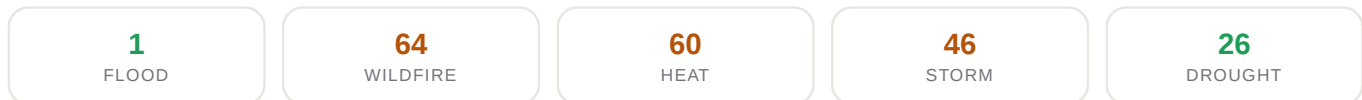
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,578 (2025) |
| Assessed Value    | \$700,000      |
| Previous Assessed | \$319,368      |

## 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   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 17, 2025 | Resale    | Grant Deed          | \$700,000 | \$351              | \$595K |
| Sep 25, 2002 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 25, 2002 | Quitclaim | Quit Claim Transfer |           |                    | \$160K |
| Aug 9, 1999  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 16, 1994 | Resale    | Grant Deed          | \$190,500 | \$95               | \$152K |
| 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

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 99<br>CRIME INDEX | 86<br>AIR POLLUTION | 27,336<br>POPULATION | \$104K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|