

Single Family Residence **RESIDENTIAL**

5035 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$728,624 TopHap Estimate · \$327 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,225 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$729K

\$662K low

\$795K high

Last Sale

\$185,500 · Jun 6, 1994

Est. Owner Equity

\$264,524

Loan-to-Value

65%

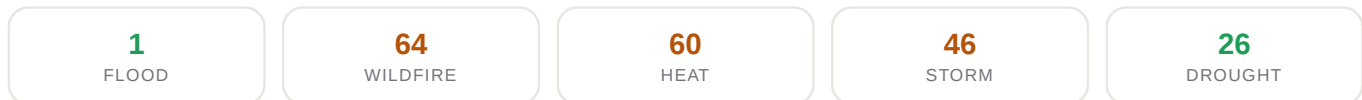
TAX & ASSESSMENT

Property Tax	\$1,693 (2025)
Assessed Value	\$322,431
Previous Assessed	\$316,110

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 ²	LOAN
Mar 11, 2026	Financing	Intrafamily Transfer			
Feb 18, 2003	Financing	Grant Deed			\$224K
Jun 6, 1994	Resale	Grant Deed	\$185,500	\$83	
Jan 18, 1994	Non-arms-length	Grant Deed	\$374,500	\$168	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	5.7 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	Absentee owner
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