

Single Family Residence **RESIDENTIAL**

5031 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$658,312 TopHap Estimate · \$361 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,822 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$658K

\$643K low

\$674K high

Last Sale

\$417,000 · Nov 18, 2015

Est. Owner Equity

\$356,312

Loan-to-Value

45%

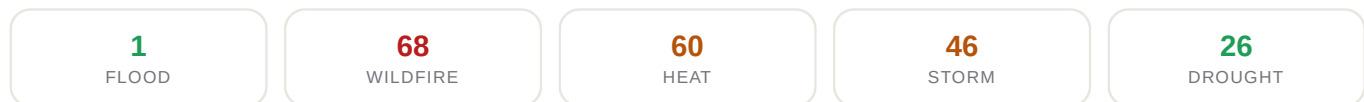
TAX & ASSESSMENT

Property Tax	\$5,549 (2025)
Assessed Value	\$503,507
Previous Assessed	\$493,635

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
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
Oct 9, 2020	Financing	Intrafamily Transfer			\$302K
May 28, 2020	Quitclaim	Quit Claim Transfer			
Nov 13, 2015	Resale	Grant Deed	\$417,000	\$229	
Mar 31, 1994	Resale	Grant Deed	\$172,000	\$94	\$163K
Nov 17, 1993	Resale	Grant Deed	\$321,000	\$176	

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	Owner occupied
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