

Single Family Residence

RESIDENTIAL

5817 APPALOOSA PL

ROCKLIN, CA 95677

\$863,682 TopHap Estimate · \$348 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,480 ft²

LIVING AREA

0.28 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$864K

\$815K low

\$913K high

Last Sale

\$205,500 · Dec 30, 1993

Est. Owner Equity

\$298,447

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,255 (2025)
Assessed Value	\$382,107
Previous Assessed	\$374,616

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

66
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2015	Quitclaim	Quit Claim Transfer			\$320K
Jul 19, 2006	Quitclaim	Quit Claim Transfer			
Dec 30, 1993	Resale	Grant Deed	\$205,500	\$83	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 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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