

Single Family Residence **RESIDENTIAL**

5813 APPALOOSA PL

ROCKLIN, CA 95677

\$863,022 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,508 ft²

LIVING AREA

0.27 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$863K

\$809K low

\$917K high

Last Sale

\$201,000 · Dec 29, 1993

Est. Owner Equity

\$405,722

Loan-to-Value

55%

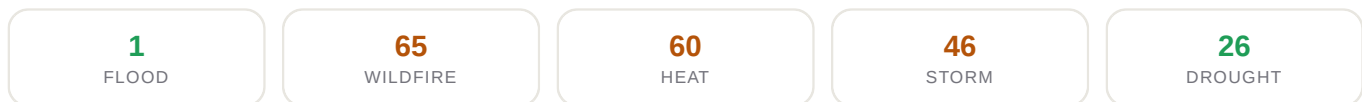
TAX & ASSESSMENT

Property Tax	\$4,334 (2025)
Assessed Value	\$389,466
Previous Assessed	\$381,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2011	Financing	Intrafamily Transfer			\$184K
Nov 19, 2009	Quitclaim	Quit Claim Transfer			\$190K
Aug 28, 2008	Quitclaim	Quit Claim Transfer			
Dec 29, 1993	Resale	Grant Deed	\$201,000	\$80	\$161K

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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