

Single Family Residence

**RESIDENTIAL**

**5219 PAR PL**

ROCKLIN, CA 95677

**\$582,354** TopHap Estimate · \$348 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,674 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$582K**

\$523K low

\$642K high

Last Sale

**\$230,000 · Feb 25, 2011**

Est. Owner Equity

**\$404,454**

Loan-to-Value

**32%**

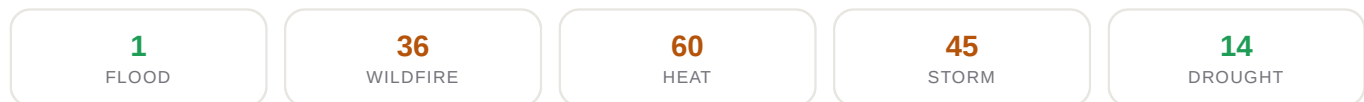
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,281 (2025) |
| Assessed Value    | \$297,636      |
| Previous Assessed | \$291,801      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.24                    |
| 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 21, 2021 | Financing         | Intrafamily Transfer |           |                    |        |
| Oct 24, 2013 | Quitclaim         | Quit Claim Transfer  |           |                    | \$178K |
| Feb 18, 2011 | Resale            | Grant Deed           | \$230,000 | \$137              | \$184K |
| Jul 14, 2008 | Resale            | Grant Deed           | \$315,000 | \$188              | \$306K |
| Jun 9, 2006  | Resale            | Grant Deed           | \$450,000 | \$269              | \$360K |
| Jun 18, 2002 | Recorded document | Grant Deed           |           |                    |        |
| Nov 8, 1993  | Resale            | Grant Deed           | \$179,000 | \$107              | \$11K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Parker Whitney Elementary School | Elementary | KG–6   | 0.2 mi   |
| Spring View Middle School        | Middle     | 7–8    | 0.9 mi   |

|                            |      |      |        |
|----------------------------|------|------|--------|
| <b>Rocklin High School</b> | High | 9–12 | 1.4 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|