

Single Family Residence **RESIDENTIAL**

5321 CLIPPER CT

ROCKLIN, CA 95765

\$1,012,099 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,187 ft²
LIVING AREA

0.76 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$1M

\$949K low

\$1.1M high

Last Sale

\$1,125,000 · May 15, 2026

Est. Owner Equity

\$1,012,099

TAX & ASSESSMENT

Property Tax	\$10,668 (2025)
Assessed Value	\$956,000
Previous Assessed	\$969,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.76
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	61 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2026	Resale	Grant Deed	\$1,125,000	\$353	
May 15, 2007	Quitclaim	Quit Claim Transfer			
Dec 27, 2005	Resale	Grant Deed	\$769,000	\$241	\$615K
Feb 25, 2005	Resale	Grant Deed	\$740,000	\$232	
Nov 16, 1999	Resale	Grant Deed	\$342,500	\$107	\$274K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.5 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K 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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