

Single Family Residence **RESIDENTIAL**

5902 BLACKSTONE DR

ROCKLIN, CA 95765

\$776,414 TopHap Estimate · \$296 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,627 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$776K

\$756K low

\$797K high

Last Sale

\$785,000 · Apr 15, 2022

Est. Owner Equity

\$19,122

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$8,691 (2025)
Assessed Value	\$795,000
Previous Assessed	\$779,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

11
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2022	Resale	Grant Deed	\$785,000	\$299	\$757K
Oct 19, 2021	Resale	Grant Deed	\$786,152	\$299	
Feb 2, 2013	Quitclaim	Quit Claim Transfer			
Feb 2, 2013	Financing	Intrafamily Transfer			\$282K
Nov 17, 2010	Financing	Intrafamily Transfer			
Nov 17, 2010	Quitclaim	Quit Claim Transfer			
Jul 21, 2008	Quitclaim	Quit Claim Transfer			
Jun 19, 2008	Quitclaim	Quit Claim Transfer			
Jul 27, 2005	Resale	Grant Deed	\$515,000	\$196	\$330K
Jan 5, 2005	Foreclosure sale	Trustees Deed	\$390,500	\$149	
May 28, 2003	Recorded document	Grant Deed			

Mar 17, 2003	Recorded document	Grant Deed			
Sep 11, 2002	Resale	Grant Deed	\$211,000	\$80	
May 4, 2001	Recorded document	Grant Deed			
Jan 16, 2001	Recorded document	Grant Deed			
Oct 6, 2000	Recorded document	Grant Deed			
Jan 12, 2000	Recorded document	Grant Deed			
Aug 20, 1999	Recorded document	Trustees Deed			
Aug 20, 1999	Quitclaim	Quit Claim Transfer			
Apr 13, 1999	Resale	Grant Deed	\$234,500	\$89	\$211K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.2 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	Owner occupied
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