

Single Family Residence **RESIDENTIAL**

5240 WINDHAM WAY

ROCKLIN, CA 95765

\$666,029 TopHap Estimate · \$366 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,819 ft²
LIVING AREA

0.22 ac
LOT SIZE

1996
YEAR BUILT

2
PARKING

VALUATION

\$666K

\$605K low

\$727K high

Last Sale

\$650,000 · May 13, 2024

Est. Owner Equity

\$366,029

Loan-to-Value

45%

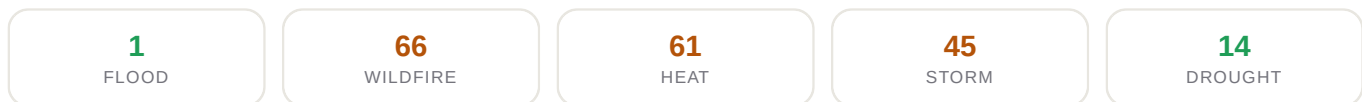
TAX & ASSESSMENT

Property Tax	\$7,432 (2025)
Assessed Value	\$676,260
Previous Assessed	\$663,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.22
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 ²	LOAN
May 8, 2024	Resale	Grant Deed	\$650,000	\$357	\$300K
Jul 29, 2019	Quitclaim	Quit Claim Transfer			
Jul 29, 2019	Recorded document	Affidavit Of Death			
Nov 30, 1995	Resale	Grant Deed	\$175,000	\$96	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.5 mi
Granite Oaks Middle School	Middle	7–8	0.7 mi
Rocklin High School	High	9–12	1.0 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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