

Single Family Residence **RESIDENTIAL**

5310 CLIPPER CT

ROCKLIN, CA 95765

\$935,843 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,981 ft²
LIVING AREA

0.26 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$936K

\$898K low

\$974K high

Last Sale

\$302,500 · Mar 30, 2000

Est. Owner Equity

\$682,443

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,409 (2025)
Assessed Value	\$495,050
Previous Assessed	\$485,344

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

60
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 30, 2000	Resale	Grant Deed	\$302,500	\$101	\$272K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.1 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	Owner occupied
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