

Single Family Residence **RESIDENTIAL**

# 5504 RYE CT

ROCKLIN, CA 95765

**\$792,470** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**5**

BEDS

**3**

BATHS

**2,616 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$792K**

\$758K low

\$827K high

Last Sale

**\$643,000 · Mar 3, 2021**

Est. Owner Equity

**\$198,720**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

Property Tax

**\$7,794 (2025)**

Assessed Value

**\$709,921**

Previous Assessed

**\$696,002**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>50</b><br>WILDFIRE | <b>60</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Feb 11, 2021 | Resale          | Grant Deed          | \$643,000 | \$246              | \$594K |
| Jul 14, 2017 | Resale          | Grant Deed          | \$384,000 | \$147              | \$377K |
| Jun 12, 2013 | Resale          | Grant Deed          | \$384,000 | \$147              | \$304K |
| Mar 23, 2009 | Resale          | Grant Deed          | \$349,000 | \$133              | \$357K |
| Dec 3, 2008  | Non-arms-length | Trustees Deed       | \$260,000 | \$99               |        |
| Feb 9, 2006  | Quitclaim       | Quit Claim Transfer |           |                    | \$110K |
| Apr 16, 2004 | Quitclaim       | Quit Claim Transfer |           |                    | \$444K |
| Apr 16, 2004 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Apr 14, 2003 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Apr 8, 2003  | Quitclaim       | Quit Claim Transfer |           |                    | \$304K |
| Jun 26, 2002 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Dec 14, 2001 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Dec 14, 2001 | Resale          | Grant Deed          | \$320,000 | \$122              | \$256K |
| Feb 22, 1999 | Financing       | Trustees Deed       |           |                    | \$189K |
| Feb 22, 1999 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Aug 24, 1990 | Resale          | Grant Deed          | \$265,000 | \$101              | \$185K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.3 mi   |
| Rocklin High School           | High       | 9–12   | 1.1 mi   |
| Granite Oaks Middle School    | Middle     | 7–8    | 1.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</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 | Owner occupied |
|-----------|----------------|