

Single Family Residence

RESIDENTIAL

5324 TY CT

ROCKLIN, CA 95765

\$1,197,645 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

5

BATHS

4,075 ft²

LIVING AREA

0.81 ac

LOT SIZE

1999

YEAR BUILT

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$585,000 · Feb 23, 2010

Est. Owner Equity

\$706,684

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$8,519 (2025)
Assessed Value	\$779,714
Previous Assessed	\$764,427

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.81
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

68
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2010	Resale	Grant Deed	\$585,000	\$144	\$536K
Feb 21, 2006	Financing	Grant Deed			\$700K
Dec 27, 2001	Quitclaim	Quit Claim Transfer			
May 16, 2001	Quitclaim	Quit Claim Transfer			
May 16, 2001	Resale	Grant Deed	\$515,500	\$127	\$360K
Oct 15, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.4 mi
Rocklin High School	High	9–12	1.6 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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