

Single Family Residence **RESIDENTIAL**

5648 BLUFFS DR

ROCKLIN, CA 95765

\$614,983 TopHap Estimate · \$327 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,878 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$615K

\$599K low

\$630K high

Last Sale

\$50,000 · Jul 10, 2012

Est. Owner Equity

\$318,983

Loan-to-Value

46%

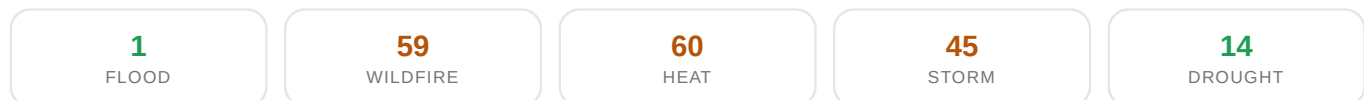
TAX & ASSESSMENT

Property Tax	\$4,500 (2025)
Assessed Value	\$378,183
Previous Assessed	\$370,769

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
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
Nov 11, 2021	Financing	Intrafamily Transfer			
Dec 26, 2012	Quitclaim	Quit Claim Transfer			
Dec 26, 2012	Quitclaim	Quit Claim Transfer			
Jun 29, 2012	Non-arms-length	Grant Deed	\$50,000	\$27	
Sep 1, 2010	Quitclaim	Quit Claim Transfer			
Sep 1, 2010	Financing	Intrafamily Transfer			\$116K
Sep 24, 2008	Non-arms-length	Grant Deed	\$50,000	\$27	
Aug 15, 2008	Resale	Grant Deed	\$298,000	\$159	\$115K
Aug 27, 2008	Recorded document	Grant Deed			
Aug 15, 2008	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.8 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------