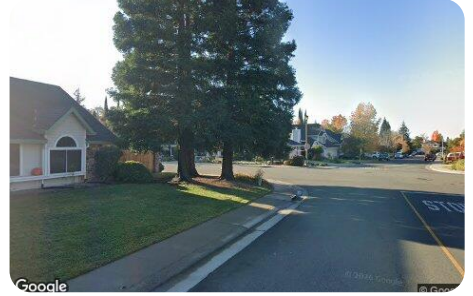
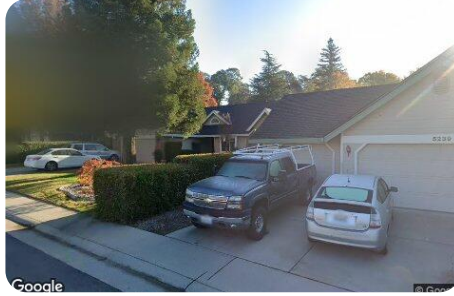


Single Family Residence **RESIDENTIAL**

5239 PAR PL

ROCKLIN, CA 95677

\$564,531 TopHap Estimate · \$386 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,464 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$565K

\$526K low

\$603K high

Last Sale

\$545,000 · Apr 4, 2022

Est. Owner Equity

\$224,531

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,473 (2025)
Assessed Value	\$589,923
Previous Assessed	\$578,357

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

58
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2022	Resale	Grant Deed	\$545,000	\$372	\$340K
Jul 30, 1996	Resale	Grant Deed	\$136,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	1.0 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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