

Single Family Residence **RESIDENTIAL**

5231 PAR PL

ROCKLIN, CA 95677

\$737,023 TopHap Estimate · \$312 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,359 ft²

LIVING AREA

0.31 ac

LOT SIZE

1987

YEAR BUILT

5

ROOMS

2

PARKING

VALUATION

\$737K

\$713K low

\$761K high

Last Sale

\$389,000 · Nov 14, 2008

Est. Owner Equity

\$451,623

Loan-to-Value

39%

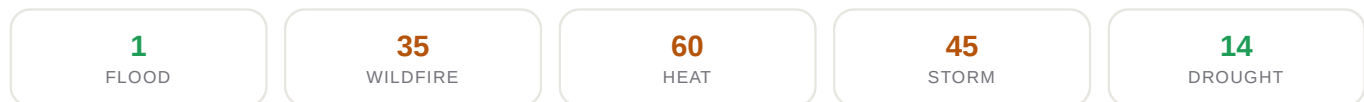
TAX & ASSESSMENT

Property Tax	\$5,631 (2025)
Assessed Value	\$510,939
Previous Assessed	\$500,922

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2022	Financing	Intrafamily Transfer			
Nov 10, 2008	Resale	Grant Deed	\$389,000	\$165	\$292K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.9 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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