

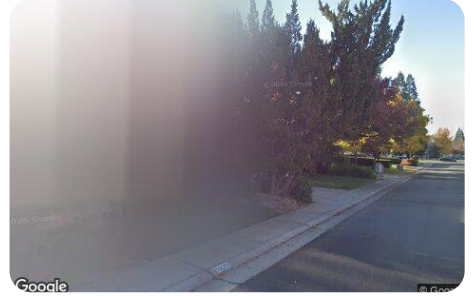
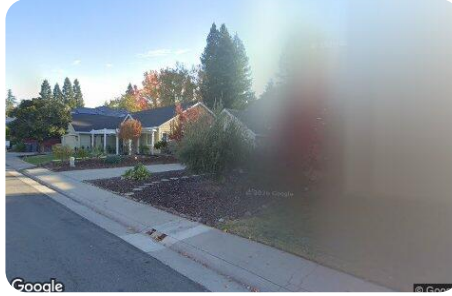
Single Family Residence

RESIDENTIAL

5223 PAR PL

ROCKLIN, CA 95677

\$658,264 TopHap Estimate · \$396 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,661 ft²

LIVING AREA

0.27 ac

LOT SIZE

1987

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$658K

\$585K low

\$731K high

Last Sale

\$653,000 · Oct 30, 2025

Est. Owner Equity

\$405,264

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$6,818 (2025)
Assessed Value	\$653,000
Previous Assessed	\$612,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	56 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2025	Resale	Grant Deed	\$653,000	\$393	\$253K
Jun 27, 2007	Quitclaim	Quit Claim Transfer			
Jun 27, 2007	Quitclaim	Quit Claim Transfer			
Jan 21, 1997	Resale	Grant Deed	\$175,000	\$105	\$166K
Dec 12, 1990	Resale	Grant Deed	\$184,000	\$111	

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	1.4 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	Owner occupied
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