

Single Family Residence **RESIDENTIAL**

5203 PAR PL

ROCKLIN, CA 95677

\$663,230 TopHap Estimate · \$333 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,991 ft²

LIVING AREA

0.17 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$663K

\$644K low

\$683K high

Last Sale

\$110,000 · Nov 8, 2021

Est. Owner Equity

\$105,230

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$6,749 (2025)
Assessed Value	\$615,868
Previous Assessed	\$603,793

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	58 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
Nov 1, 2021	Non-arms-length	Grant Deed	\$110,000	\$55	\$508K
Nov 16, 2020	Resale	Grant Deed	\$547,000	\$275	\$492K
Nov 26, 2012	Resale	Grant Deed	\$300,000	\$151	\$310K
Jul 28, 1992	Resale	Grant Deed	\$197,500	\$99	
Jun 21, 1989	Resale	Grant Deed	\$186,500	\$94	\$168K

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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