

Single Family Residence **RESIDENTIAL**

5320 TY CT

ROCKLIN, CA 95765

\$935,833 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,106 ft²

LIVING AREA

0.32 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$936K

\$893K low

\$979K high

Last Sale

\$642,500 · Jan 15, 2020

Est. Owner Equity

\$291,083

Loan-to-Value

68%

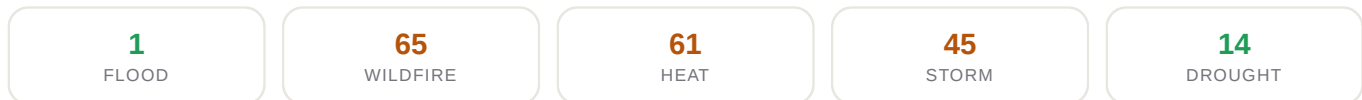
TAX & ASSESSMENT

Property Tax	\$7,848 (2025)
Assessed Value	\$716,714
Previous Assessed	\$702,662

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 31, 2019	Resale	Grant Deed	\$642,500	\$207	\$578K
Feb 7, 2018	Resale	Grant Deed	\$615,000	\$198	
Feb 20, 2002	Resale	Grant Deed	\$401,000	\$129	\$251K
Jun 11, 2001	Resale	Grant Deed	\$410,000	\$132	\$175K
Oct 22, 1999	Resale	Grant Deed	\$263,000	\$85	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.4 mi
Rocklin High School	High	9–12	1.6 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	Owner occupied
-----------	-----------------------