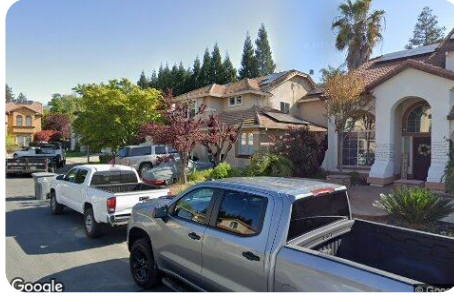


Single Family Residence **RESIDENTIAL**

**5312 TY CT**

ROCKLIN, CA 95765

**\$915,558** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,106 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$916K**

**\$862K low**

**\$969K high**

Last Sale

**\$965,000 · Apr 12, 2022**

Est. Owner Equity

**\$915,558**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,587 (2025) |
| Assessed Value    | \$511,776      |
| Previous Assessed | \$501,742      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

**1**  
FLOOD

**59**  
WILDFIRE

**61**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 30, 2022 | Resale    | Grant Deed           | \$965,000 | \$311              |        |
| Mar 8, 2007  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Mar 8, 2007  | Financing | Intrafamily Transfer |           |                    | \$492K |
| Jun 10, 2006 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jun 10, 2006 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Mar 31, 2004 | Resale    | Grant Deed           | \$529,500 | \$170              | \$477K |
| Jun 3, 2002  | Resale    | Grant Deed           | \$410,000 | \$132              | \$290K |
| Oct 6, 1999  | Resale    | Grant Deed           | \$273,000 | \$88               | \$193K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Twin Oaks Elementary School | Elementary | KG–6   | 1.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|