

Single Family Residence **RESIDENTIAL**

5308 TY CT

ROCKLIN, CA 95765

\$1,003,342 TopHap Estimate · \$246 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,075 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$943K low

\$1.1M high

Est. Owner Equity

\$77,842

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,315 (2025)
Assessed Value	\$470,273
Previous Assessed	\$461,053

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	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	61 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
May 17, 2023	Financing	Intrafamily Transfer			
Mar 5, 2013	Recorded document	Grant Deed			
Mar 5, 2013	Financing	Intrafamily Transfer			\$388K
Feb 6, 2008	Financing	Intrafamily Transfer			\$417K
Mar 14, 2002	Quitclaim	Quit Claim Transfer			
Mar 31, 2000	Resale	Grant Deed	\$300,000	\$74	

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

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K 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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