

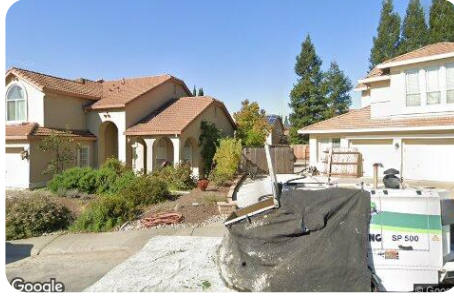
Single Family Residence

RESIDENTIAL

5321 TY CT

ROCKLIN, CA 95765

\$1,130,788 TopHap Estimate · \$277 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,075 ft²

LIVING AREA

0.36 ac

LOT SIZE

1999

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$620,000 · Sep 16, 2016

Est. Owner Equity

\$649,650

Loan-to-Value

44%

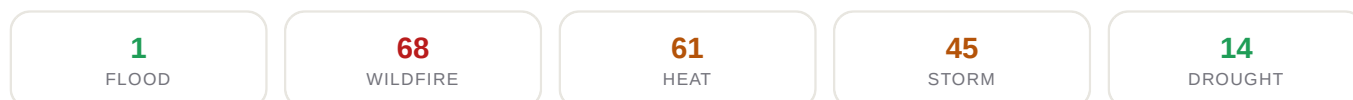
TAX & ASSESSMENT

Property Tax	\$7,955 (2025)
Assessed Value	\$733,946
Previous Assessed	\$719,556

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.36
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 12, 2016	Resale	Grant Deed	\$620,000	\$152	\$356K
Nov 17, 2003	Resale	Grant Deed	\$605,500	\$149	\$323K
Jan 31, 2000	Resale	Grant Deed	\$350,000	\$86	\$280K

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

OWNERSHIP

Occupancy	Owner occupied
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