

Single Family Residence **RESIDENTIAL**

5304 TY CT

ROCKLIN, CA 95765

\$775,430 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,552 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$775K

\$730K low

\$821K high

Last Sale

\$503,000 · Jun 15, 2015

Est. Owner Equity

\$160,930

Loan-to-Value

74%

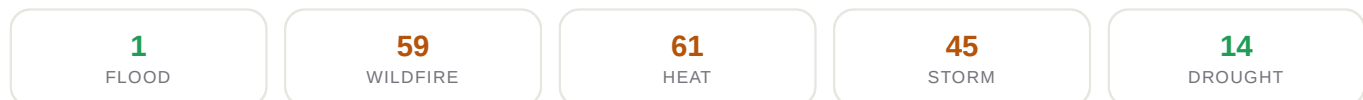
TAX & ASSESSMENT

Property Tax	\$6,781 (2025)
Assessed Value	\$616,610
Previous Assessed	\$604,520

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 10, 2015	Resale	Grant Deed	\$503,000	\$197	\$483K
Sep 28, 1999	Resale	Grant Deed	\$227,000	\$89	\$197K

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	Owner occupied
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