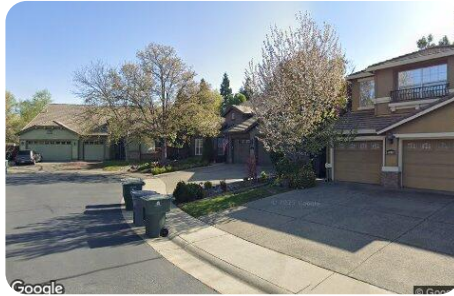


Single Family Residence **RESIDENTIAL**

# 5316 CLIPPER CT

ROCKLIN, CA 95765

**\$919,678** TopHap Estimate · \$289 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,187 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$920K**

\$891K low

\$948K high

Last Sale

**\$490,000 · Aug 15, 2014**

Est. Owner Equity

**\$919,678**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,535 (2025) |
| Assessed Value    | \$600,675      |
| Previous Assessed | \$588,898      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

18  
FLOOD

61  
WILDFIRE

14  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|------------|-----------|--------------------|-------|
| Aug 11, 2014 | Resale | Grant Deed | \$490,000 | \$154              |       |
| Apr 27, 2000 | Resale | Grant Deed | \$304,000 | \$95               | \$86K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Twin Oaks Elementary School | Elementary | KG–6   | 1.1 mi   |
| Granite Oaks Middle School  | Middle     | 7–8    | 1.3 mi   |
| Rocklin High School         | High       | 9–12   | 1.5 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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