

Single Family Residence **RESIDENTIAL**

5318 CLIPPER CT

ROCKLIN, CA 95765

\$943,738 TopHap Estimate · \$317 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,981 ft²

LIVING AREA

0.32 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$944K

\$906K low

\$982K high

Last Sale

\$456,000 · Aug 31, 2012

Est. Owner Equity

\$578,938

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,237 (2025)
Assessed Value	\$572,752
Previous Assessed	\$561,522

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

18
FLOOD

60
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2016	Quitclaim	Quit Claim Transfer			
Mar 25, 2016	Quitclaim	Quit Claim Transfer			
Aug 28, 2012	Resale	Grant Deed	\$456,000	\$153	\$365K
Mar 21, 2000	Resale	Grant Deed	\$304,000	\$102	

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 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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