

Single Family Residence **RESIDENTIAL**

5320 CLIPPER CT

ROCKLIN, CA 95765

\$974,926 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,981 ft²

LIVING AREA

0.51 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$975K

\$926K low

\$1M high

Last Sale

\$304,500 · Feb 18, 2000

Est. Owner Equity

\$467,426

Loan-to-Value

56%

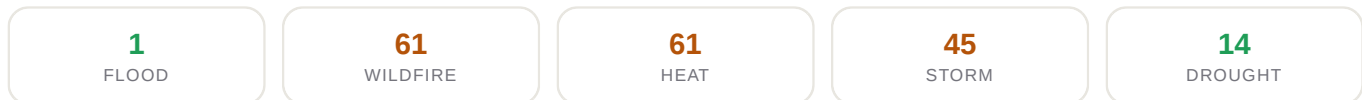
TAX & ASSESSMENT

Property Tax	\$5,718 (2025)
Assessed Value	\$524,081
Previous Assessed	\$513,806

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.51
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
Feb 18, 2000	Resale	Grant Deed	\$304,500	\$102	\$243K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 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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