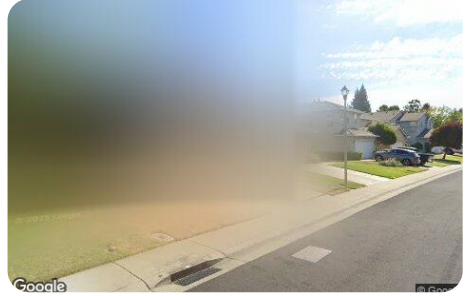


Single Family Residence **RESIDENTIAL**

# 5247 BAY ST

ROCKLIN, CA 95765

**\$642,814** TopHap Estimate · \$334 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,922 ft²**

LIVING AREA

**0.11 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$643K**

\$621K low

\$665K high

Last Sale

**\$600,000 · Oct 1, 2021**

Est. Owner Equity

**\$192,814**

Loan-to-Value

**71%**

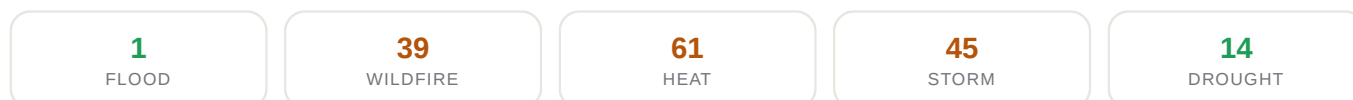
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,350 (2025) |
| Assessed Value    | \$649,458      |
| Previous Assessed | \$636,724      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.11                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------|-----------|--------------------|--------|
| Sep 29, 2021 | Resale           | Grant Deed    | \$600,000 | \$312              | \$450K |
| Jan 26, 2010 | Resale           | Grant Deed    | \$285,000 | \$148              | \$280K |
| Sep 17, 2009 | Foreclosure sale | Trustees Deed |           |                    |        |
| Apr 16, 1999 | Resale           | Grant Deed    | \$171,500 | \$89               | \$164K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Breen Elementary School    | Elementary | KG–6   | 0.1 mi   |
| Granite Oaks Middle School | Middle     | 7–8    | 0.4 mi   |
| Rocklin High School        | High       | 9–12   | 0.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|