

Single Family Residence

RESIDENTIAL

5251 BAY ST

ROCKLIN, CA 95765

\$618,806 TopHap Estimate · \$322 / ft² · confidence 96 · 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

\$619K

\$595K low

\$643K high

Last Sale

\$619,000 · Jun 22, 2026

Est. Owner Equity

\$123,806

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,814 (2025)
Assessed Value	\$505,324
Previous Assessed	\$495,416

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

1 FLOOD	39 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2026	Resale	Grant Deed	\$619,000	\$322	\$495K
May 7, 2020	Quitclaim	Quit Claim Transfer			
Jul 24, 2019	Quitclaim	Quit Claim Transfer			
Jul 23, 2019	Resale	Grant Deed	\$453,000	\$236	
Sep 4, 2018	Resale	Grant Deed	\$446,000	\$232	
Apr 30, 2002	Resale	Grant Deed	\$261,000	\$136	\$209K
Apr 30, 1999	Resale	Grant Deed	\$169,000	\$88	\$167K

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
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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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