

Single Family Residence **RESIDENTIAL**

5455 5TH ST

ROCKLIN, CA 95677

\$456,310 TopHap Estimate · \$395 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,156 ft²

LIVING AREA

0.11 ac

LOT SIZE

1956

YEAR BUILT

VALUATION

\$456K

\$439K low

\$474K high

Last Sale

\$350,000 · Sep 22, 2020

Est. Owner Equity

\$123,810

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,212 (2025)
Assessed Value	\$386,425
Previous Assessed	\$378,849

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

46 FLOOD	61 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2020	Resale	Grant Deed	\$350,000	\$303	\$333K
Dec 17, 2010	Resale	Grant Deed	\$145,000	\$125	\$143K
Jun 14, 2007	Quitclaim	Quit Claim Transfer			
Apr 4, 2007	Recorded document	Grant Deed			
Apr 4, 2007	Financing	Intrafamily Transfer			\$226K
Apr 4, 2007	Recorded document	Grant Deed			
Sep 11, 2006	Recorded document	Grant Deed			
Sep 12, 2006	Quitclaim	Quit Claim Transfer			
Sep 11, 2006	Resale	Grant Deed	\$330,000	\$285	\$264K
May 8, 2006	Recorded document	Grant Deed			
Oct 9, 2001	Quitclaim	Quit Claim Transfer			\$78K
Aug 12, 1999	Quitclaim	Quit Claim Transfer			

Mar 28, 1997	Resale	Grant Deed	\$95,000	\$82	\$76K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.5 mi
Parker Whitney Elementary School	Elementary	KG–6	0.6 mi
Rocklin High School	High	9–12	1.8 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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