

Single Family Residence

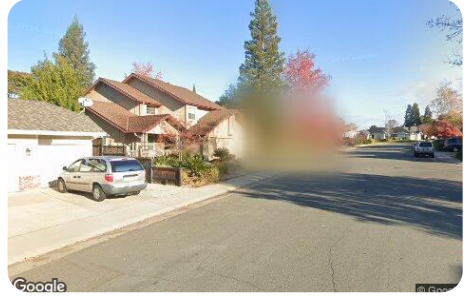
RESIDENTIAL

5204 PAR PL

ROCKLIN, CA 95677

\$665,738

TopHap Estimate · \$295 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,256 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$666K

\$633K low

\$698K high

Last Sale

\$253,000 · Jun 24, 2011

Est. Owner Equity

\$665,738

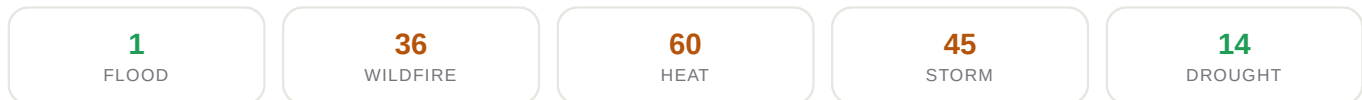
TAX & ASSESSMENT

Property Tax	\$3,708 (2025)
Assessed Value	\$330,608
Previous Assessed	\$324,126

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
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 ²	LOAN
Jan 31, 2014	Quitclaim	Quit Claim Transfer			
Jun 22, 2011	Resale	Grant Deed	\$253,000	\$112	
Oct 22, 2004	Resale	Grant Deed	\$445,000	\$197	\$334K
Oct 20, 1989	Resale	Grant Deed	\$200,000	\$89	\$143K
May 10, 1989	Resale	Grant Deed	\$52,000	\$23	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.4 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 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	Absentee owner
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