

Single Family Residence **RESIDENTIAL**

5307 PAR PL

ROCKLIN, CA 95677

\$661,627 TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,919 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$662K

\$624K low

\$699K high

Last Sale

\$482,000 · Jan 18, 2006

Est. Owner Equity

\$203,727

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,670 (2025)
Assessed Value	\$671,848
Previous Assessed	\$658,676

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	57 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2006	Resale	Grant Deed	\$482,000	\$251	\$386K
Sep 30, 2002	Quitclaim	Quit Claim Transfer			\$175K
Mar 23, 1999	Resale	Grant Deed	\$187,500	\$98	\$178K
Jun 30, 1993	Recorded document	Trustees Deed			
Jun 30, 1993	Resale	Trustees Deed	\$200,000	\$104	\$143K
Feb 6, 1989	Non-arms-length	Grant Deed	\$162,000	\$84	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.0 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 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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