

Single Family Residence **RESIDENTIAL**

5402 SANDPIPER CT

ROCKLIN, CA 95765

\$808,227 TopHap Estimate · \$264 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,059 ft²

LIVING AREA

0.14 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$808K

\$781K low

\$836K high

Last Sale

\$375,000 · Sep 7, 2012

Est. Owner Equity

\$495,227

Loan-to-Value

38%

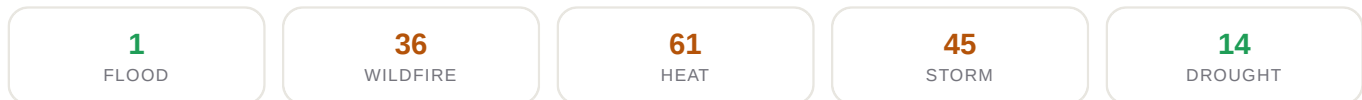
TAX & ASSESSMENT

Property Tax	\$5,165 (2025)
Assessed Value	\$471,005
Previous Assessed	\$461,771

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2017	Financing	Intrafamily Transfer			
Sep 5, 2012	Resale	Grant Deed	\$375,000	\$123	\$338K
Mar 19, 2004	Resale	Grant Deed	\$415,000	\$136	
Feb 5, 2004	Quitclaim	Quit Claim Transfer			
Dec 21, 2001	Financing	Grant Deed			\$198K
Mar 28, 1997	Resale	Grant Deed	\$218,000	\$71	\$196K
Oct 6, 1994	Resale	Grant Deed	\$229,000	\$75	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.0 mi

Granite Oaks Middle School	Middle	7–8	1.1 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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