

Single Family Residence **RESIDENTIAL**

5644 BLUFFS DR

ROCKLIN, CA 95765

\$600,424 TopHap Estimate · \$356 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,686 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$600K

\$586K low

\$615K high

Last Sale

\$420,000 · Nov 3, 2016

Est. Owner Equity

\$295,424

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,449 (2025)
Assessed Value	\$497,070
Previous Assessed	\$487,324

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	56 WILDFIRE	60 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
Mar 26, 2021	Financing	Intrafamily Transfer			\$255K
Apr 1, 2021	Financing	Intrafamily Transfer			
Jul 25, 2017	Quitclaim	Quit Claim Transfer			
Sep 30, 2016	Resale	Grant Deed	\$420,000	\$249	\$170K
Jun 14, 2016	Financing	Trustees Deed			\$317K
Jun 10, 2016	Resale	Grant Deed	\$325,000	\$193	
Oct 17, 2014	Non-arms-length	Trustees Deed	\$356,437	\$211	
Apr 24, 2006	Quitclaim	Quit Claim Transfer			\$334K
Sep 8, 2004	Resale	Grant Deed	\$405,000	\$240	\$324K
Dec 12, 1997	Resale	Grant Deed	\$174,500	\$103	\$178K
Jul 18, 1996	Resale	Grant Deed	\$173,500	\$103	\$139K

Mar 15, 1996	Resale	Grant Deed	\$173,500	\$103	\$139K
Jul 16, 1990	Resale	Grant Deed	\$219,500	\$130	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.2 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 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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