

Single Family Residence **RESIDENTIAL**

5649 SUMMIT DR

ROCKLIN, CA 95765

\$705,730 TopHap Estimate · \$334 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,113 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$706K

\$686K low

\$726K high

Last Sale

\$412,000 · Nov 18, 2004

Est. Owner Equity

\$367,730

Loan-to-Value

49%

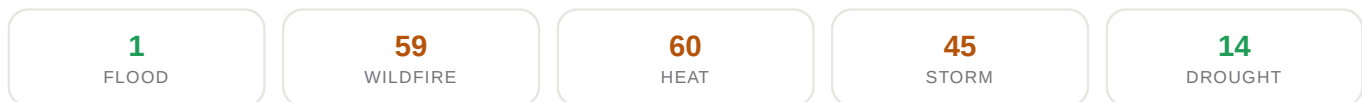
TAX & ASSESSMENT

Property Tax	\$6,470 (2025)
Assessed Value	\$585,760
Previous Assessed	\$574,275

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
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 26, 2026	Financing	Intrafamily Transfer			
Nov 9, 2004	Resale	Grant Deed	\$412,000	\$195	\$322K

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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