

Single Family Residence **RESIDENTIAL**

5007 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$766,620 TopHap Estimate · \$363 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,114 ft²

LIVING AREA

0.19 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$767K

\$713K low

\$820K high

Last Sale

\$758,000 · Dec 6, 2023

Est. Owner Equity

\$0

Loan-to-Value

148%

TAX & ASSESSMENT

Property Tax	\$9,713 (2025)
Assessed Value	\$788,623
Previous Assessed	\$773,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

62
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2024	Financing	Intrafamily Transfer			
Feb 12, 2024	Financing	Intrafamily Transfer			\$400K
Nov 29, 2023	Resale	Grant Deed	\$758,000	\$359	\$720K
Oct 11, 2023	Financing	Intrafamily Transfer			
Jul 17, 2007	Financing	Intrafamily Transfer			\$417K
May 18, 2004	Resale	Grant Deed	\$450,000	\$213	\$350K
Feb 14, 2002	Quitclaim	Quit Claim Transfer			
Mar 27, 2001	Resale	Grant Deed	\$276,000	\$131	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.6 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	5.6 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------