

Single Family Residence **RESIDENTIAL**

5017 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$801,781 TopHap Estimate · \$320 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,503 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$802K

\$770K low

\$834K high

Last Sale

\$830,000 · Feb 9, 2024

Est. Owner Equity

\$801,781

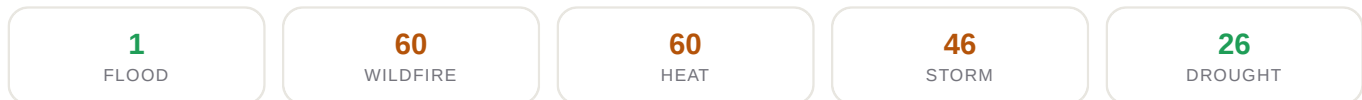
TAX & ASSESSMENT

Property Tax	\$3,461 (2025)
Assessed Value	\$202,154
Previous Assessed	\$198,191

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.21
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
Apr 17, 2025	Financing	Intrafamily Transfer			
Feb 5, 2024	Resale	Grant Deed	\$830,000	\$332	
Dec 7, 2023	Financing	Intrafamily Transfer			
Sep 29, 2004	Resale	Grant Deed	\$535,000	\$214	\$275K
Apr 20, 2001	Resale	Grant Deed	\$325,000	\$130	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	5.7 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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