

Single Family Residence **RESIDENTIAL**

5027 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$869,711 TopHap Estimate · \$347 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,503 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$870K

\$805K low

\$934K high

Last Sale

\$875,000 · Jul 12, 2024

Est. Owner Equity

\$219,711

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$10,744 (2025)
Assessed Value	\$892,500
Previous Assessed	\$875,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

67
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2024	Financing	Intrafamily Transfer			
Jul 3, 2024	Resale	Grant Deed	\$875,000	\$350	\$650K
Jul 8, 2005	Resale	Grant Deed	\$615,000	\$246	\$400K
Aug 31, 2001	Resale	Grant Deed	\$334,500	\$134	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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