

Single Family Residence **RESIDENTIAL**

5108 PAR PL

ROCKLIN, CA 95677

\$626,390 TopHap Estimate · \$368 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,704 ft²

LIVING AREA

0.22 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$626K

\$579K low

\$674K high

Last Sale

\$406,500 · Jun 11, 2004

Est. Owner Equity

\$343,220

Loan-to-Value

45%

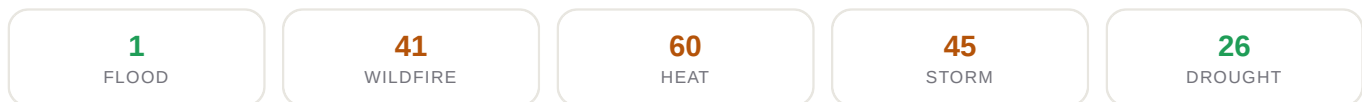
TAX & ASSESSMENT

Property Tax	\$6,392 (2025)
Assessed Value	\$589,498
Previous Assessed	\$577,940

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2004	Resale	Grant Deed	\$406,500	\$239	\$325K
Sep 17, 1998	Quitclaim	Quit Claim Transfer			\$168K
Jul 27, 1989	Resale	Grant Deed	\$170,000	\$100	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.3 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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