

Single Family Residence **RESIDENTIAL**

5120 CHARTER CT

ROCKLIN, CA 95765

\$567,860 TopHap Estimate · \$436 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,302 ft²

LIVING AREA

0.15 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$568K

\$550K low

\$586K high

Last Sale

\$355,000 · Nov 30, 2015

Est. Owner Equity

\$282,860

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,719 (2025)
Assessed Value	\$428,645
Previous Assessed	\$420,242

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

89
FLOOD

68
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2020	Financing	Intrafamily Transfer			\$285K
Nov 23, 2015	Resale	Grant Deed	\$355,000	\$273	\$337K
Nov 30, 2004	Non-arms-length	Grant Deed	\$370,000	\$284	\$296K
Aug 30, 2004	Resale	Grant Deed	\$365,000	\$280	\$292K
Nov 25, 1997	Resale	Grant Deed	\$143,000	\$110	\$141K
Aug 17, 1993	Quitclaim	Quit Claim Transfer			\$115K
Jan 6, 1992	Resale	Grant Deed	\$148,000	\$114	\$118K
Sep 30, 1991	Financing	Grant Deed			\$1.9M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.5 mi

Rocklin High School	High	9–12	0.7 mi
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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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