

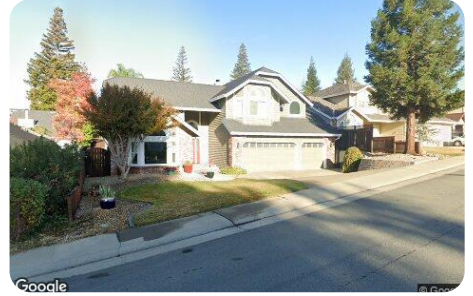
Single Family Residence

RESIDENTIAL

5212 PAR PL

ROCKLIN, CA 95677

\$697,099 TopHap Estimate · \$329 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,119 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$697K

\$655K low

\$739K high

Last Sale

\$689,000 · Jun 30, 2025

Est. Owner Equity

\$145,899

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$8,114 (2025)
Assessed Value	\$702,780
Previous Assessed	\$729,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	36 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2025	Resale	Grant Deed	\$689,000	\$325	\$551K
May 10, 2024	Resale	Grant Deed	\$715,000	\$337	\$168K
Sep 22, 2021	Resale	Grant Deed	\$525,000	\$248	
May 25, 2004	Resale	Grant Deed	\$425,000	\$201	\$263K
Aug 21, 2002	Quitclaim	Quit Claim Transfer			
Aug 19, 2002	Quitclaim	Quit Claim Transfer			\$201K
Dec 13, 2001	Quitclaim	Quit Claim Transfer			
Oct 14, 1998	Quitclaim	Quit Claim Transfer			\$168K
Jun 6, 1997	Resale	Grant Deed	\$186,000	\$88	\$167K
Apr 27, 1990	Resale	Grant Deed	\$193,500	\$91	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.4 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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