

Single Family Residence **RESIDENTIAL**

5295 2ND ST

ROCKLIN, CA 95677

\$476,747 TopHap Estimate · \$405 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,176 ft²

LIVING AREA

0.16 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$477K

\$441K low

\$513K high

Last Sale

\$368,000 · Sep 19, 2017

Est. Owner Equity

\$39,916

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax

\$5,046 (2025)

Assessed Value

\$427,089

Previous Assessed

\$418,716

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

47 FLOOD	41 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2017	Resale	Grant Deed	\$368,000	\$313	\$361K
May 31, 2014	Quitclaim	Quit Claim Transfer			
May 31, 2014	Financing	Intrafamily Transfer			\$216K
Jul 13, 2012	Quitclaim	Quit Claim Transfer			
Nov 1, 2007	Financing	Intrafamily Transfer			\$47K
Jan 10, 2005	Quitclaim	Quit Claim Transfer			\$232K
Jan 9, 2004	Resale	Grant Deed	\$237,000	\$202	\$190K
Sep 12, 2000	Resale	Grant Deed	\$130,000	\$111	\$129K
Sep 29, 1997	Quitclaim	Quit Claim Transfer			\$121K
Jun 2, 1995	Quitclaim	Quit Claim Transfer			
Apr 11, 1994	Non-arms-length	Grant Deed	\$65,000	\$55	\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.3 mi
Parker Whitney Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	1.7 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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