

Single Family Residence

**RESIDENTIAL**

# 5306 RIDGE GATE CT

ROCKLIN, CA 95765

**\$740,492** TopHap Estimate · \$336 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,202 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$740K**

\$709K low

\$772K high

Last Sale

**\$389,500 · Mar 22, 2004**

Est. Owner Equity

**\$369,492**

Loan-to-Value

**49%**

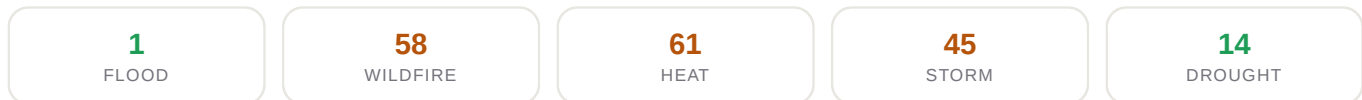
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,948 (2025) |
| Assessed Value    | \$451,874      |
| Previous Assessed | \$443,015      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 31, 2005 | Financing | Grant Deed          |           |                    | \$425K |
| Apr 5, 2005  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 22, 2004 | Resale    | Grant Deed          | \$389,500 | \$177              | \$312K |
| Jun 19, 1998 | Resale    | Grant Deed          | \$194,000 | \$88               | \$184K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Breen Elementary School    | Elementary | KG–6   | 0.7 mi   |
| Granite Oaks Middle School | Middle     | 7–8    | 1.0 mi   |
| Rocklin High School        | High       | 9–12   | 1.2 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 95765

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|