

Single Family Residence **RESIDENTIAL**

5345 NORTHCLIFF DR

ROCKLIN, CA 95765

\$844,676 TopHap Estimate · \$335 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,518 ft²

LIVING AREA

0.2 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$845K

\$816K low

\$873K high

Last Sale

\$539,000 · Oct 17, 2016

Est. Owner Equity

\$844,676

TAX & ASSESSMENT

Property Tax	\$6,891 (2025)
Assessed Value	\$641,791
Previous Assessed	\$629,208

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

57
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2026	Financing	Grant Deed			\$250K
Mar 31, 2026	Financing	Grant Deed			
Jul 31, 2023	Financing	Intrafamily Transfer			
Oct 10, 2016	Resale	Grant Deed	\$539,000	\$214	\$300K
May 3, 2013	Resale	Grant Deed	\$450,000	\$179	\$442K
Oct 28, 2010	Quitclaim	Quit Claim Transfer			\$417K
Jul 7, 2005	Resale	Grant Deed	\$549,000	\$218	\$439K
Jan 27, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.9 mi
Cobblestone Elementary School	Elementary	KG–6	0.9 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

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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