

Single Family Residence **RESIDENTIAL**

5350 NORTHCLIFF DR

ROCKLIN, CA 95765

\$753,609 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,431 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$754K

\$709K low

\$799K high

Est. Owner Equity

\$152,746

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,978 (2025)
Assessed Value	\$736,574
Previous Assessed	\$722,132

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

57
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2026	Financing	Mortgage			\$691K
Nov 12, 2024	Financing	Intrafamily Transfer			\$601K
Dec 16, 2013	Quitclaim	Quit Claim Transfer			
Aug 31, 2005	Resale	Grant Deed	\$526,000	\$216	\$473K
Dec 18, 1992	Resale	Grant Deed	\$230,000	\$95	\$184K
Jun 10, 1991	Resale	Grant Deed	\$251,500	\$103	\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.8 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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