

Single Family Residence **RESIDENTIAL**

5045 5TH ST

ROCKLIN, CA 95677

\$744,484 TopHap Estimate · \$359 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,074 ft²

LIVING AREA

0.19 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$744K

\$712K low

\$777K high

Last Sale

\$686,000 · Jun 24, 2021

Est. Owner Equity

\$20,234

Loan-to-Value

95%

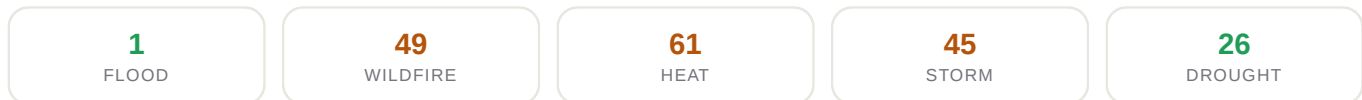
TAX & ASSESSMENT

Property Tax	\$8,520 (2025)
Assessed Value	\$797,723
Previous Assessed	\$782,082

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2021	Resale	Grant Deed	\$686,000	\$331	\$548K
Apr 22, 2005	Quitclaim	Quit Claim Transfer			\$345K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.1 mi
Parker Whitney Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	1.5 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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