

Single Family Residence **RESIDENTIAL**

5112 STRATTON CT

ROCKLIN, CA 95765

\$620,730 TopHap Estimate · \$329 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,888 ft²

LIVING AREA

0.17 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$621K

\$580K low

\$662K high

Last Sale

\$625,000 · Dec 23, 2025

Est. Owner Equity

\$58,230

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,384 (2025)
Assessed Value	\$625,000
Previous Assessed	\$481,637

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

61
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 4, 2025	Resale	Grant Deed	\$625,000	\$331	\$563K
Oct 14, 2016	Resale	Grant Deed	\$415,000	\$220	\$407K
Mar 20, 2003	Resale	Grant Deed	\$325,000	\$172	
Oct 1, 1997	Resale	Grant Deed	\$179,000	\$95	\$129K
Mar 30, 1995	Financing	Mortgage			\$1.4M
Mar 30, 1995	Financing	Mortgage			\$136K
Mar 30, 1995	Resale	Trustees Deed	\$594,000	\$315	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.4 mi
Breen Elementary School	Elementary	KG–6	0.5 mi

Rocklin High School	High	9–12	0.8 mi
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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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