

Single Family Residence **RESIDENTIAL**

5406 SANDPIPER CT

ROCKLIN, CA 95765

\$754,335 TopHap Estimate · \$295 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,557 ft²

LIVING AREA

0.14 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$754K

\$727K low

\$781K high

Last Sale

\$349,000 · Jul 1, 2003

Est. Owner Equity

\$460,335

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,968 (2025)
Assessed Value	\$496,187
Previous Assessed	\$486,458

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	No

CLIMATE RISK

1
FLOOD

37
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2005	Quitclaim	Quit Claim Transfer			
Aug 27, 2004	Financing	Grant Deed			\$294K
Aug 27, 2004	Recorded document	Grant Deed			
Sep 23, 2003	Quitclaim	Quit Claim Transfer			
Jul 1, 2003	Resale	Grant Deed	\$349,000	\$136	\$279K
Sep 17, 2002	Resale	Grant Deed	\$342,000	\$134	\$240K
Jul 12, 2001	Resale	Grant Deed	\$315,000	\$123	\$252K
Jul 2, 1998	Resale	Grant Deed	\$219,000	\$86	\$208K
Jul 16, 1993	Resale	Grant Deed	\$225,500	\$88	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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