

Single Family Residence **RESIDENTIAL**

5620 BLUFFS DR

ROCKLIN, CA 95765

\$590,078 TopHap Estimate · \$350 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,686 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$590K

\$575K low

\$605K high

Last Sale

\$329,000 · Sep 12, 2003

Est. Owner Equity

\$256,278

Loan-to-Value

55%

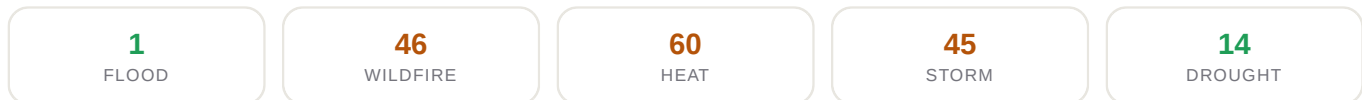
TAX & ASSESSMENT

Property Tax	\$5,236 (2025)
Assessed Value	\$477,107
Previous Assessed	\$467,753

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2006	Financing	Intrafamily Transfer			\$340K
Sep 12, 2003	Resale	Grant Deed	\$329,000	\$195	\$263K
Aug 30, 2001	Resale	Grant Deed	\$242,500	\$144	\$194K
Aug 4, 1989	Resale	Grant Deed	\$175,000	\$104	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.6 mi
Rocklin High School	High	9–12	0.7 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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