

Single Family Residence **RESIDENTIAL**

5652 BLUFFS DR

ROCKLIN, CA 95765

\$560,637 TopHap Estimate · \$354 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.17 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$561K

\$548K low

\$574K high

Last Sale

\$300,000 · Nov 24, 2003

Est. Owner Equity

\$352,637

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,788 (2025)
Assessed Value	\$435,049
Previous Assessed	\$426,519

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	47 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2018	Quitclaim	Quit Claim Transfer			\$208K
Nov 24, 2003	Resale	Grant Deed	\$300,000	\$189	\$240K
Nov 1, 2002	Quitclaim	Quit Claim Transfer			\$106K
Apr 17, 2001	Quitclaim	Quit Claim Transfer			
Sep 13, 2000	Resale	Grant Deed	\$229,000	\$145	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.2 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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