

Single Family Residence **RESIDENTIAL**

5664 BLUFFS DR

ROCKLIN, CA 95765

\$587,741 TopHap Estimate · \$349 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,686 ft²

LIVING AREA

0.19 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$588K

\$573K low

\$602K high

Last Sale

\$310,000 · Oct 17, 2003

Est. Owner Equity

\$0

Loan-to-Value

111%

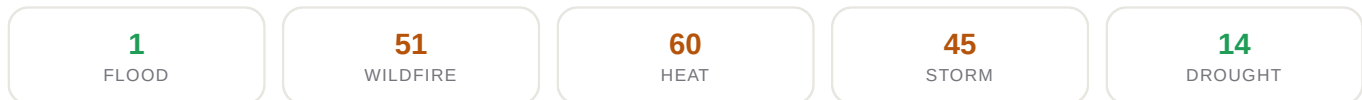
TAX & ASSESSMENT

Property Tax	\$4,942 (2025)
Assessed Value	\$449,551
Previous Assessed	\$440,737

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
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
Jul 2, 2020	Quitclaim	Quit Claim Transfer			
Sep 22, 2017	Financing	Intrafamily Transfer			\$336K
May 27, 2016	Quitclaim	Quit Claim Transfer			
May 8, 2012	Quitclaim	Quit Claim Transfer			
Oct 13, 2005	Quitclaim	Quit Claim Transfer			
Oct 6, 2005	Financing	Intrafamily Transfer			\$321K
Dec 2, 2004	Quitclaim	Quit Claim Transfer			
Oct 17, 2003	Resale	Grant Deed	\$310,000	\$184	\$279K
Apr 18, 2002	Resale	Grant Deed	\$259,500	\$154	\$234K
Sep 17, 1999	Resale	Grant Deed	\$189,000	\$112	\$180K

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	1.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------