

Single Family Residence **RESIDENTIAL**

# 5780 SUMMIT DR

ROCKLIN, CA 95765

**\$699,761** TopHap Estimate · \$324 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,160 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$700K**

\$652K low

\$748K high

Last Sale

**\$259,000 · May 7, 2002**

Est. Owner Equity

**\$504,261**

Loan-to-Value

**30%**

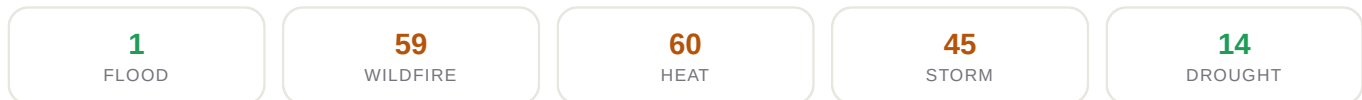
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,310 (2025) |
| Assessed Value    | \$390,250      |
| Previous Assessed | \$382,599      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Jul 12, 2018 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jun 20, 2013 | Financing       | Intrafamily Transfer |           |                    | \$198K |
| Nov 30, 2010 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| May 7, 2002  | Resale          | Grant Deed           | \$259,000 | \$120              | \$200K |
| Oct 10, 2001 | Resale          | Grant Deed           | \$245,000 | \$113              | \$196K |
| Jul 24, 1997 | Resale          | Grant Deed           | \$163,000 | \$75               | \$155K |
| Jun 24, 1994 | Resale          | Grant Deed           | \$157,000 | \$73               | \$141K |
| Apr 5, 1994  | Non-arms-length | Trustees Deed        | \$159,000 | \$74               |        |
| Aug 19, 1992 | Resale          | Grant Deed           | \$182,000 | \$84               | \$173K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.3 mi   |
| Rocklin High School           | High       | 9–12   | 1.0 mi   |
| Granite Oaks Middle School    | Middle     | 7–8    | 1.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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