

Duplex (2 Units, Any Combination)

RESIDENTIAL

**5135 HIGH ST**

ROCKLIN, CA 95677



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**1**

BEDS

**1**

BATHS

**1,203 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

PARKING

## VALUATION

Last Sale

**\$220,000 · May 26, 2021**

## TAX & ASSESSMENT

Property Tax

**\$3,220 (2025)**

Assessed Value

**\$297,017**

Previous Assessed

**\$291,194**

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Cape Cod                          |
| County        | PLACER                            |
| Lot (acres)   | 0.17                              |
| Construction  | Frame (Unspecified)               |
| Heating       | Floor/Wall Furnace                |
| Cooling       | Wall Unit                         |
| Pool          | No                                |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 31<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Jun 14, 2021 | Financing         | Intrafamily Transfer |           |        |        |
| May 24, 2021 | Resale            | Grant Deed           | \$220,000 | \$183  |        |
| May 10, 2002 | Resale            | Grant Deed           | \$115,000 | \$96   | \$119K |
| Aug 29, 2001 | Recorded document | Grant Deed           |           |        |        |
| Oct 23, 1991 | Non-arms-length   | Grant Deed           | \$42,500  | \$35   |        |
| Aug 16, 1991 | Resale            | Grant Deed           | \$85,000  | \$71   | \$68K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rocklin Elementary School | Elementary | KG–6   | 0.3 mi   |
| Spring View Middle School | Middle     | 7–8    | 0.6 mi   |
| Rocklin High School       | High       | 9–12   | 1.9 mi   |

District: Rocklin Unified School District



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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 95677

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|