

Single Family Residence **RESIDENTIAL**

5620 FREEMAN DR

ROCKLIN, CA 95677

\$832,430 TopHap Estimate · \$329 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,532 ft²

LIVING AREA

0.26 ac

LOT SIZE

1989

YEAR BUILT

3

PARKING

VALUATION

\$832K

\$700K low

\$965K high

Last Sale

\$840,000 · Sep 16, 2024

Est. Owner Equity

\$307,430

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,240 (2025)
Assessed Value	\$858,943
Previous Assessed	\$840,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

61
WILDFIRE

61
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2024	Financing	Intrafamily Transfer			\$525K
Sep 10, 2024	Financing	Intrafamily Transfer			
Sep 10, 2024	Resale	Grant Deed	\$840,000	\$332	
Mar 26, 2017	Quitclaim	Quit Claim Transfer			
Nov 8, 2012	Quitclaim	Quit Claim Transfer			
Sep 4, 2012	Resale	Grant Deed	\$379,000	\$150	
Nov 27, 2001	Resale	Grant Deed	\$387,500	\$153	\$310K
Jun 8, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	5.6 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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