

Single Family Residence **RESIDENTIAL**

5655 BLUFFS DR

ROCKLIN, CA 95765

\$693,897 TopHap Estimate · \$438 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.33 ac

LOT SIZE

1987

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$694K

\$641K low

\$746K high

Last Sale

\$610,000 · Dec 1, 2022

Est. Owner Equity

\$94,946

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$7,127 (2025)
Assessed Value	\$647,336
Previous Assessed	\$634,644

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.33
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	58 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
Nov 17, 2022	Resale	Grant Deed	\$610,000	\$385	
Nov 28, 2021	Resale	Grant Deed	\$610,000	\$385	\$599K
Jan 22, 2019	Resale	Grant Deed	\$446,000	\$282	
Apr 12, 2010	Quitclaim	Quit Claim Transfer			
Oct 11, 2001	Resale	Grant Deed	\$250,000	\$158	\$110K
Aug 6, 2001	Quitclaim	Quit Claim Transfer			
Dec 24, 1997	Resale	Grant Deed	\$179,000	\$113	\$170K

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
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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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