

Single Family Residence **RESIDENTIAL**

5730 MORNINGSID CT

ROCKLIN, CA 95677

\$929,000 TopHap Estimate · \$405 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,295 ft²
LIVING AREA

0.28 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$929K

\$899K low

\$959K high

Last Sale

\$516,000 · Jun 16, 2014

Est. Owner Equity

\$349,000

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$8,107 (2025)
Assessed Value	\$645,183
Previous Assessed	\$632,533

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

63
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2016	Quitclaim	Quit Claim Transfer			
Aug 24, 2016	Financing	Intrafamily Transfer			\$456K
Feb 12, 2016	Quitclaim	Quit Claim Transfer			
Jun 10, 2014	Resale	Grant Deed	\$516,000	\$225	\$464K
Apr 27, 2001	Resale	Grant Deed	\$291,500	\$127	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.6 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	5.7 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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