

Single Family Residence **RESIDENTIAL**

5731 MORNINGSIDE CT

ROCKLIN, CA 95677

\$892,298 TopHap Estimate · \$356 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,503 ft²
LIVING AREA

0.33 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$892K

\$858K low

\$927K high

Last Sale

\$301,000 · Apr 30, 2001

Est. Owner Equity

\$439,548

Loan-to-Value

53%

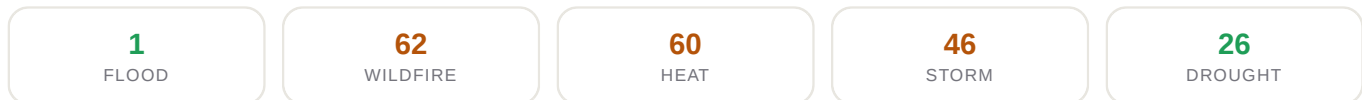
TAX & ASSESSMENT

Property Tax	\$6,396 (2025)
Assessed Value	\$484,617
Previous Assessed	\$475,115

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.33
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Nov 7, 2016	Financing	Intrafamily Transfer			\$403K
Aug 11, 2006	Quitclaim	Quit Claim Transfer			
Apr 30, 2001	Resale	Grant Deed	\$301,000	\$120	\$240K

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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