

Single Family Residence

RESIDENTIAL

5740 MORNINGSIDE CT

ROCKLIN, CA 95677

\$971,899 TopHap Estimate · \$388 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,503 ft²

LIVING AREA

0.28 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$972K

\$920K low

\$1M high

Last Sale

\$850,000 · Apr 30, 2021

Est. Owner Equity

\$334,499

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$11,234 (2025)
Assessed Value	\$938,466
Previous Assessed	\$920,066

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	Spa/Hot Tub (Only)

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
Apr 23, 2021	Resale	Grant Deed	\$850,000	\$340	\$637K
Feb 22, 2018	Financing	Intrafamily Transfer			\$452K
Sep 29, 2017	Quitclaim	Quit Claim Transfer			
Apr 26, 2001	Resale	Grant Deed	\$323,500	\$129	\$259K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------