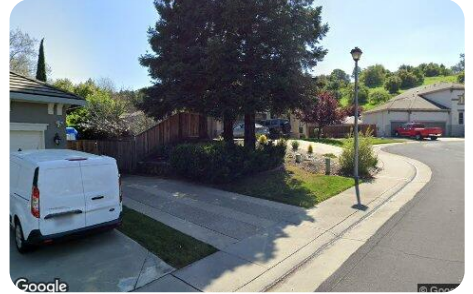


Single Family Residence **RESIDENTIAL**

5741 MORNINGSIDE CT

ROCKLIN, CA 95677

\$891,139 TopHap Estimate · \$356 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,503 ft²
LIVING AREA

0.33 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$891K

\$850K low

\$932K high

Last Sale

\$310,000 · Apr 27, 2001

Est. Owner Equity

\$528,639

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,308 (2025)
Assessed Value	\$476,426
Previous Assessed	\$467,085

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	No

CLIMATE RISK

1
FLOOD

63
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2026	Financing	Intrafamily Transfer			
Nov 4, 2021	Financing	Intrafamily Transfer			\$328K
Jul 22, 2005	Quitclaim	Quit Claim Transfer			
Jul 13, 2005	Financing	Intrafamily Transfer			\$360K
Apr 27, 2001	Resale	Grant Deed	\$310,000	\$124	\$151K

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	Absentee owner
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