

Single Family Residence **RESIDENTIAL**

5750 MORNINGSIDE CT

ROCKLIN, CA 95677

\$856,722 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,503 ft²
LIVING AREA

0.31 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$857K

\$829K low

\$884K high

Last Sale

\$530,000 · Jun 19, 2015

Est. Owner Equity

\$439,722

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$8,326 (2025)
Assessed Value	\$658,547
Previous Assessed	\$645,635

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

62
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2015	Quitclaim	Quit Claim Transfer			
Jun 16, 2015	Resale	Grant Deed	\$530,000	\$212	\$417K
Apr 18, 2012	Financing	Intrafamily Transfer			\$161K
Apr 25, 2001	Resale	Grant Deed	\$350,500	\$140	
Apr 25, 2001	Quitclaim	Quit Claim Transfer			\$185K

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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