

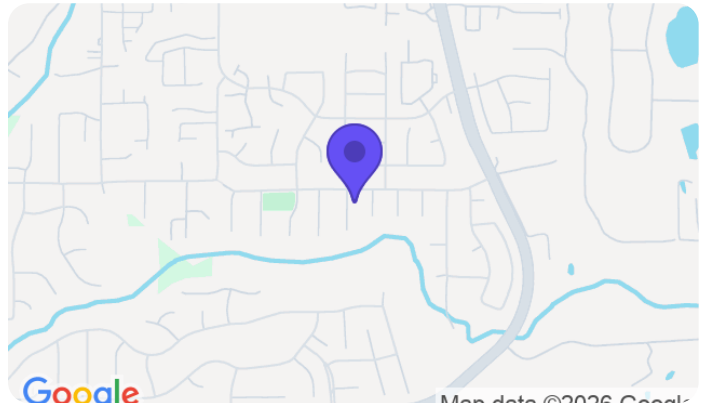
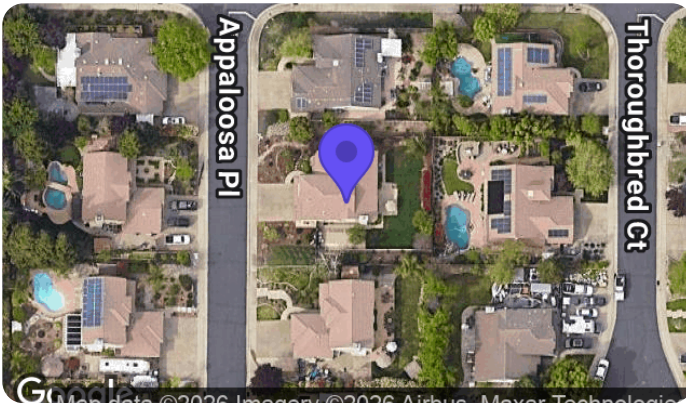
Single Family Residence

RESIDENTIAL

5805 APPALOOSA PL

ROCKLIN, CA 95677

\$792,094 TopHap Estimate · \$316 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,508 ft²

LIVING AREA

0.26 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$792K

\$763K low

\$822K high

Last Sale

\$799,000 · Jan 21, 2025

Est. Owner Equity

\$143,094

Loan-to-Value

83%

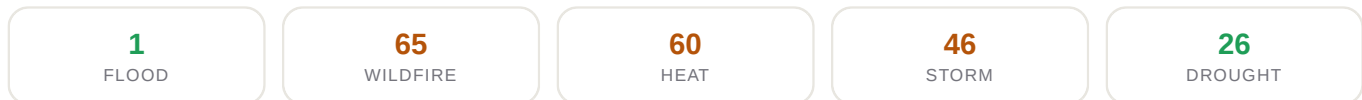
TAX & ASSESSMENT

Property Tax	\$5,332 (2025)
Assessed Value	\$814,980
Previous Assessed	\$480,662

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 16, 2025	Resale	Grant Deed	\$799,000	\$319	\$649K
Mar 25, 2013	Quitclaim	Quit Claim Transfer			
Mar 25, 2013	Quitclaim	Quit Claim Transfer			\$180K
Oct 19, 2009	Quitclaim	Quit Claim Transfer			
Mar 16, 2001	Resale	Grant Deed	\$319,000	\$127	\$239K
Jun 11, 1999	Resale	Grant Deed	\$252,000	\$100	\$100K
Dec 29, 1993	Resale	Grant Deed	\$201,000	\$80	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	2.0 mi

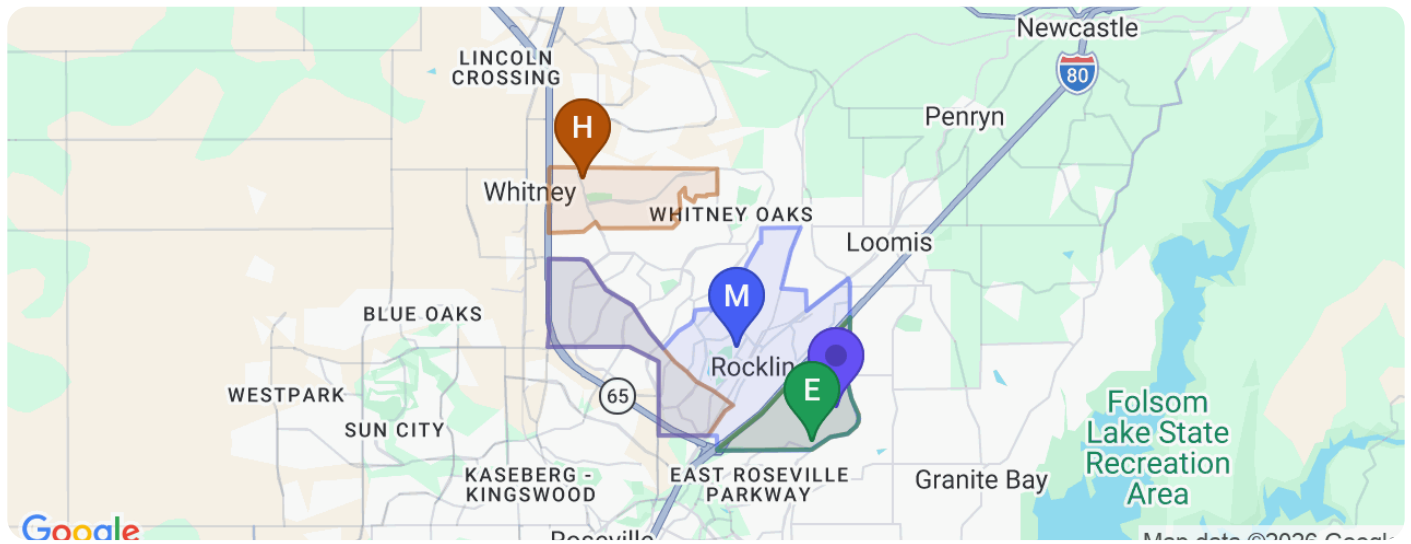
Whitney High School

High

9–12

5.8 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