

Single Family Residence **RESIDENTIAL**

5105 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$706,971 TopHap Estimate · \$318 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,225 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$707K

\$658K low

\$756K high

Last Sale

\$325,000 · Jul 5, 2011

Est. Owner Equity

\$388,471

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,544 (2025)
Assessed Value	\$416,368
Previous Assessed	\$408,205

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2021	Financing	Intrafamily Transfer			\$299K
Apr 22, 2015	Financing	Intrafamily Transfer			\$312K
Jun 30, 2011	Resale	Grant Deed	\$325,000	\$146	\$309K
Apr 2, 2001	Resale	Grant Deed	\$290,000	\$130	\$232K
Dec 29, 2000	Quitclaim	Quit Claim Transfer			\$47K
Nov 4, 1998	Resale	Grant Deed	\$220,000	\$99	\$209K
Oct 31, 1994	Quitclaim	Quit Claim Transfer			
Oct 14, 1994	Resale	Grant Deed	\$107,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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