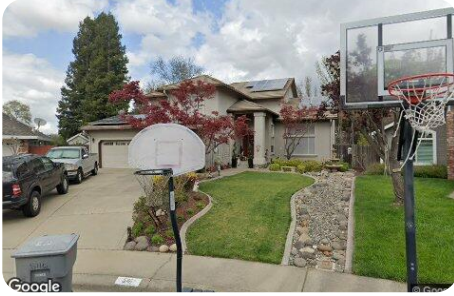


Single Family Residence **RESIDENTIAL**

5116 PAR PL

ROCKLIN, CA 95677

\$1,010,596 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,056 ft²
LIVING AREA

0.33 ac
LOT SIZE

1997
YEAR BUILT

3
PARKING

VALUATION

\$1M

\$972K low

\$1M high

Last Sale

\$990,000 · Aug 6, 2024

Est. Owner Equity

\$75,909

Loan-to-Value

92%

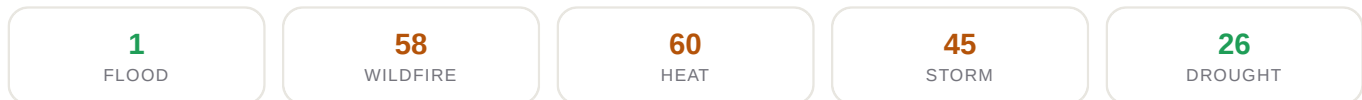
TAX & ASSESSMENT

Property Tax	\$10,852 (2025)
Assessed Value	\$1,009,800
Previous Assessed	\$990,000

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2024	Financing	Intrafamily Transfer			\$312K
Jul 18, 2024	Resale	Grant Deed	\$990,000	\$324	\$623K
Oct 6, 2011	Quitclaim	Quit Claim Transfer			
Jan 10, 2002	Resale	Grant Deed	\$450,000	\$147	\$125K
Oct 17, 2000	Resale	Grant Deed	\$360,000	\$118	\$252K
Apr 26, 1996	Quitclaim	Quit Claim Transfer			
Mar 28, 1996	Quitclaim	Quit Claim Transfer			\$134K
Nov 22, 1994	Resale	Grant Deed	\$71,000	\$23	\$53K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.3 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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