

Single Family Residence **RESIDENTIAL**

5300 TY CT

ROCKLIN, CA 95765

\$701,193 TopHap Estimate · \$346 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,029 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$701K

\$603K low

\$799K high

Last Sale

\$213,000 · Sep 22, 1999

Est. Owner Equity

\$437,493

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,671 (2025)
Assessed Value	\$333,883
Previous Assessed	\$327,337

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

63
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2012	Quitclaim	Quit Claim Transfer			
Sep 26, 2012	Quitclaim	Quit Claim Transfer			\$264K
Aug 30, 2006	Quitclaim	Quit Claim Transfer			
Jul 8, 2002	Quitclaim	Quit Claim Transfer			\$240K
Sep 22, 1999	Resale	Trustees Deed	\$213,000	\$105	\$192K
Sep 22, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.4 mi
Rocklin High School	High	9–12	1.6 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K 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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