

Single Family Residence

**RESIDENTIAL**

**5305 TY CT**

ROCKLIN, CA 95765

**\$890,410**

TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,885 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1999**

YEAR BUILT

**3**

PARKING

**VALUATION**

**\$890K**

**\$837K low**

**\$944K high**

Last Sale

**\$540,000 · Oct 31, 2017**

Est. Owner Equity

**\$265,410**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,422 (2025) |
| Assessed Value    | \$626,710      |
| Previous Assessed | \$614,423      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**59**  
WILDFIRE

**61**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Oct 17, 2017 | Resale            | Grant Deed          | \$540,000 | \$187              | \$432K |
| Nov 19, 2015 | Recorded document | Affidavit Of Death  |           |                    |        |
| Jul 30, 2014 | Recorded document | Affidavit Of Death  |           |                    |        |
| Jul 30, 2014 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| May 6, 2003  | Financing         | Grant Deed          |           |                    | \$197K |
| Sep 17, 1999 | Resale            | Grant Deed          | \$283,500 | \$98               | \$226K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|