

Single Family Residence

RESIDENTIAL

5309 TY CT

ROCKLIN, CA 95765

\$1,047,989

TopHap Estimate · \$257 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

5

BATHS

4,075 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$987K low

\$1.1M high

Last Sale

\$316,500 · Oct 18, 1999

Est. Owner Equity

\$0

Loan-to-Value

110%

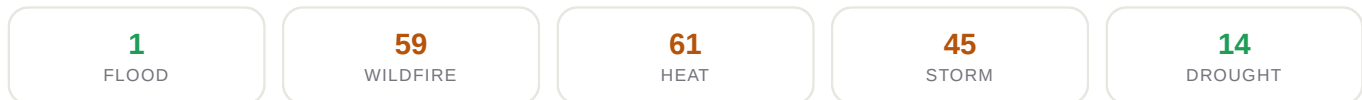
TAX & ASSESSMENT

Property Tax	\$5,808 (2025)
Assessed Value	\$532,499
Previous Assessed	\$522,059

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	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2026	Financing	Intrafamily Transfer			
Feb 14, 2008	Financing	Intrafamily Transfer			\$380K
Mar 5, 2003	Quitclaim	Quit Claim Transfer			\$364K
Oct 18, 1999	Resale	Grant Deed	\$316,500	\$78	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 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	Absentee owner
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