

Single Family Residence **RESIDENTIAL**

5311 CLIPPER CT

ROCKLIN, CA 95765

\$933,695 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,187 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$934K

\$895K low

\$973K high

Last Sale

\$525,000 · Jan 9, 2014

Est. Owner Equity

\$554,695

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$7,205 (2025)
Assessed Value	\$656,435
Previous Assessed	\$643,565

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	60 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 11, 2021	Financing	Intrafamily Transfer			
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Dec 31, 2013	Resale	Grant Deed	\$525,000	\$165	\$394K
Nov 21, 2012	Financing	Intrafamily Transfer			\$200K
Mar 25, 2009	Financing	Intrafamily Transfer			\$273K
Jun 22, 2000	Resale	Grant Deed	\$309,000	\$97	\$214K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.5 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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