

Single Family Residence

RESIDENTIAL

5349 NORTHCLIFF DR

ROCKLIN, CA 95765

\$662,725 TopHap Estimate · \$312 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$663K

\$622K low

\$704K high

Last Sale

\$650,000 · Jul 8, 2024

Est. Owner Equity

\$0

Loan-to-Value

145%

TAX & ASSESSMENT

Property Tax	\$7,193 (2025)
Assessed Value	\$663,000
Previous Assessed	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	55 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2024	Resale	Grant Deed	\$650,000	\$306	\$520K
Jun 6, 2003	Quitclaim	Quit Claim Transfer			
Jun 16, 2000	Quitclaim	Quit Claim Transfer			
Sep 30, 1999	Resale	Grant Deed	\$223,500	\$105	\$179K
Dec 18, 1991	Resale	Grant Deed	\$215,500	\$101	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.9 mi
Cobblestone Elementary School	Elementary	KG–6	0.9 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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