

Single Family Residence

RESIDENTIAL

5354 NORTHCLIFF DR

ROCKLIN, CA 95765

\$770,937 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,314 ft²

LIVING AREA

0.2 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$771K

\$737K low

\$805K high

Last Sale

\$282,500 · Aug 23, 1999

Est. Owner Equity

\$0

Loan-to-Value

164%

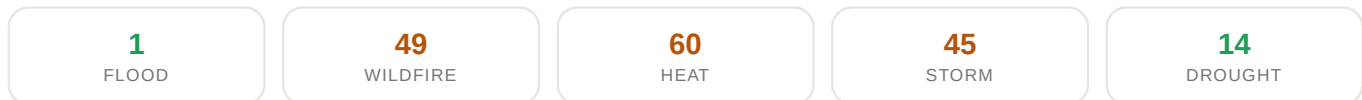
TAX & ASSESSMENT

Property Tax	\$4,771 (2025)
Assessed Value	\$442,853
Previous Assessed	\$434,170

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 4, 2011	Financing	Intrafamily Transfer			\$497K
Feb 20, 2007	Quitclaim	Quit Claim Transfer			
Feb 20, 2007	Quitclaim	Quit Claim Transfer			
Aug 23, 1999	Resale	Grant Deed	\$282,500	\$122	\$200K
Nov 5, 1990	Resale	Grant Deed	\$245,000	\$106	\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.8 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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