

Single Family Residence **RESIDENTIAL**

5407 SANDPIPER CT

ROCKLIN, CA 95765

\$648,866 TopHap Estimate · \$342 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,896 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$649K

\$619K low

\$679K high

Last Sale

\$194,000 · Jun 4, 1999

Est. Owner Equity

\$498,366

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,451 (2025)
Assessed Value	\$310,191
Previous Assessed	\$304,110

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	37 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
Sep 20, 2022	Financing	Intrafamily Transfer			
Jun 4, 1999	Resale	Grant Deed	\$194,000	\$102	\$155K
Apr 12, 1995	Resale	Grant Deed	\$155,000	\$82	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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