

Single Family Residence

RESIDENTIAL

5100 PAR PL

ROCKLIN, CA 95677

\$745,030 TopHap Estimate · \$325 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,292 ft²

LIVING AREA

0.19 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$745K

\$700K low

\$790K high

Last Sale

\$750,000 · May 12, 2021

Est. Owner Equity

\$161,030

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$8,056 (2025)
Assessed Value	\$828,058
Previous Assessed	\$724,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	40 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
Jan 20, 2024	Financing	Intrafamily Transfer			
May 6, 2021	Resale	Grant Deed	\$750,000	\$327	\$584K
Oct 28, 2019	Quitclaim	Quit Claim Transfer			
Jun 30, 1999	Resale	Grant Deed	\$275,000	\$120	\$175K
Jul 22, 1992	Resale	Grant Deed	\$269,000	\$117	\$215K
Aug 15, 1991	Resale	Grant Deed	\$60,000	\$26	
Jul 31, 1989	Resale	Grant Deed	\$52,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.3 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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