

Single Family Residence **RESIDENTIAL**

**5103 PAR PL**

ROCKLIN, CA 95677

**\$711,215** TopHap Estimate · \$296 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,399 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$711K**

\$683K low

\$739K high

Last Sale

**\$465,000 · Dec 28, 2016**

Est. Owner Equity

**\$221,795**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,976 (2025) |
| Assessed Value    | \$550,458      |
| Previous Assessed | \$539,666      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 48<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Dec 19, 2016 | Resale    | Grant Deed | \$465,000 | \$194              | \$457K |
| Dec 28, 1999 | Resale    | Grant Deed | \$267,500 | \$112              | \$254K |
| Aug 18, 1994 | Resale    | Grant Deed | \$223,500 | \$93               | \$178K |
| Jan 31, 1990 | Resale    | Grant Deed | \$225,000 | \$94               | \$180K |
| Aug 17, 1989 | Financing | Grant Deed |           |                    | \$160K |
| Aug 7, 1989  | Resale    | Grant Deed | \$70,000  | \$29               | \$46K  |

## 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   |

|                            |      |      |        |
|----------------------------|------|------|--------|
| <b>Rocklin High School</b> | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|