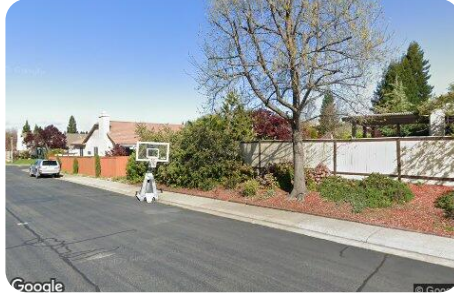


Single Family Residence **RESIDENTIAL**

5301 CLIPPER RD

ROCKLIN, CA 95765

\$818,438 TopHap Estimate · \$330 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,482 ft²

LIVING AREA

0.27 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$818K

\$740K low

\$896K high

Last Sale

\$495,000 · Sep 12, 2014

Est. Owner Equity

\$380,304

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,769 (2025)
Assessed Value	\$606,677
Previous Assessed	\$594,782

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

10
FLOOD

63
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2014	Resale	Grant Deed	\$495,000	\$199	\$477K
Jun 3, 2014	Quitclaim	Quit Claim Transfer	\$390,500	\$157	
Apr 9, 2014	Non-arms-length	Trustees Deed	\$421,000	\$170	
Mar 17, 2011	Quitclaim	Quit Claim Transfer			
Sep 21, 2005	Quitclaim	Quit Claim Transfer			
Sep 20, 2005	Financing	Intrafamily Transfer			\$427K
Apr 16, 2003	Quitclaim	Quit Claim Transfer			
Apr 11, 2003	Quitclaim	Quit Claim Transfer			\$323K
Jun 19, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.5 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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