

Single Family Residence **RESIDENTIAL**

5302 PAR PL

ROCKLIN, CA 95677

\$691,849 TopHap Estimate · \$323 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,143 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$692K

\$664K low

\$719K high

Last Sale

\$223,500 · Apr 21, 2000

Est. Owner Equity

\$558,599

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,915 (2025)
Assessed Value	\$349,963
Previous Assessed	\$343,102

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	34 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2000	Resale	Grant Deed	\$223,500	\$104	\$133K
Jun 24, 1994	Resale	Grant Deed	\$201,000	\$94	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.0 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 95677

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------