

Single Family Residence **RESIDENTIAL**

5305 CLIPPER RD

ROCKLIN, CA 95765

\$785,691 TopHap Estimate · \$347 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,266 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$786K

\$762K low

\$809K high

Last Sale

\$480,000 · Apr 21, 2017

Est. Owner Equity

\$577,991

Loan-to-Value

26%

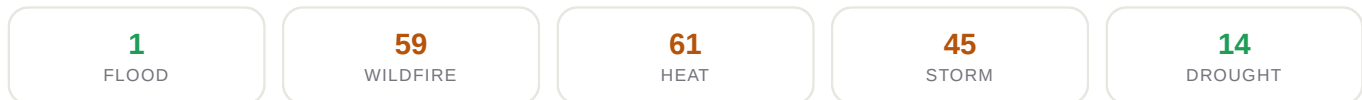
TAX & ASSESSMENT

Property Tax	\$6,284 (2025)
Assessed Value	\$577,200
Previous Assessed	\$565,883

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2019	Quitclaim	Quit Claim Transfer			
Nov 12, 2019	Quitclaim	Quit Claim Transfer			
Apr 7, 2017	Resale	Grant Deed	\$480,000	\$212	\$180K
Apr 21, 2000	Resale	Grant Deed	\$255,000	\$113	\$204K

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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