

Single Family Residence **RESIDENTIAL**

5317 CLIPPER CT

ROCKLIN, CA 95765

\$818,915 TopHap Estimate · \$330 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,482 ft²

LIVING AREA

0.22 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$819K

\$679K low

\$959K high

Last Sale

\$809,000 · Nov 3, 2025

Est. Owner Equity

\$171,715

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,496 (2025)
Assessed Value	\$809,000
Previous Assessed	\$486,403

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	64 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 29, 2025	Resale	Grant Deed	\$809,000	\$326	\$647K
Aug 28, 2012	Resale	Grant Deed	\$395,000	\$159	
Nov 23, 1999	Resale	Grant Deed	\$269,500	\$109	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 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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