

Single Family Residence **RESIDENTIAL**

5331 PAR PL

ROCKLIN, CA 95677

\$620,670 TopHap Estimate · \$329 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,884 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$621K

\$568K low

\$673K high

Last Sale

\$195,000 · Apr 3, 2000

Est. Owner Equity

\$244,230

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,439 (2025)
Assessed Value	\$305,289
Previous Assessed	\$299,304

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2002	Quitclaim	Quit Claim Transfer			
Apr 3, 2000	Quitclaim	Quit Claim Transfer			
Apr 3, 2000	Resale	Trustees Deed	\$195,000	\$104	\$185K
Jul 10, 1995	Non-arms-length	Grant Deed	\$26,254	\$14	
Jan 16, 1989	Quitclaim	Quit Claim Transfer			

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	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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