

Single Family Residence **RESIDENTIAL**

5612 BLUFFS DR

ROCKLIN, CA 95765

\$597,719 TopHap Estimate · \$377 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.2 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$598K

\$545K low

\$650K high

Last Sale

\$597,000 · Jan 3, 2025

Est. Owner Equity

\$77,719

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax

\$3,485 (2025)

Assessed Value

\$608,940

Previous Assessed

\$299,686

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	45 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
Dec 30, 2024	Resale	Grant Deed	\$597,000	\$377	\$520K
Mar 6, 2018	Quitclaim	Quit Claim Transfer			
Mar 6, 2018	Quitclaim	Quit Claim Transfer			
Mar 6, 2018	Quitclaim	Quit Claim Transfer			\$177K
Feb 13, 2018	Quitclaim	Quit Claim Transfer			
Apr 8, 2013	Quitclaim	Quit Claim Transfer			
Mar 15, 2013	Quitclaim	Quit Claim Transfer			\$83K
Feb 3, 2000	Resale	Grant Deed	\$195,000	\$123	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.6 mi
Rocklin High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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