

Single Family Residence **RESIDENTIAL**

5617 FREEMAN DR

ROCKLIN, CA 95677

\$823,550 TopHap Estimate · \$339 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,426 ft²

LIVING AREA

0.23 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$824K

\$757K low

\$890K high

Last Sale

\$830,000 · May 2, 2025

Est. Owner Equity

\$284,050

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,551 (2025)
Assessed Value	\$846,600
Previous Assessed	\$415,761

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

67
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2025	Resale	Grant Deed	\$830,000	\$342	\$540K
May 5, 2006	Recorded document	Affidavit Of Death			
Sep 8, 2008	Quitclaim	Quit Claim Transfer			
Dec 15, 1989	Resale	Grant Deed	\$226,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	5.6 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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