

Single Family Residence **RESIDENTIAL**

5616 FREEMAN DR

ROCKLIN, CA 95677

\$701,564 TopHap Estimate · \$336 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,091 ft²

LIVING AREA

0.22 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$702K

\$614K low

\$789K high

Est. Owner Equity

\$511,964

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$4,445 (2025)
Assessed Value	\$416,051
Previous Assessed	\$407,894

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

65
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 1995	Quitclaim	Quit Claim Transfer			
Jul 11, 1995	Quitclaim	Quit Claim Transfer			\$190K
Jun 9, 1994	Quitclaim	Quit Claim Transfer			
Mar 18, 1993	Resale	Grant Deed	\$240,000	\$115	\$192K
Oct 25, 1989	Recorded document	Trustees Deed			
Oct 25, 1989	Resale	Trustees Deed	\$198,000	\$95	\$178K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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