

Single Family Residence **RESIDENTIAL**

# 5303 NESTING PL

ROCKLIN, CA 95677

**\$734,250** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,980 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1992**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$734K**

\$670K low

\$799K high

Last Sale

**\$740,000 · May 2, 2025**

Est. Owner Equity

**\$172,942**

Loan-to-Value

**77%**

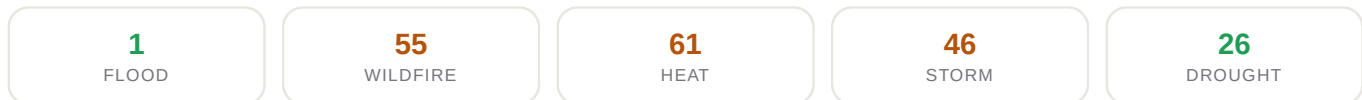
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,207 (2025) |
| Assessed Value    | \$754,800      |
| Previous Assessed | \$378,686      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 27, 2026 | Financing | Mortgage            |           |                    | \$561K |
| Apr 18, 2025 | Resale    | Grant Deed          | \$740,000 | \$248              | \$565K |
| Sep 12, 2017 | Financing | Grant Deed          |           |                    | \$50K  |
| May 15, 2012 | Resale    | Grant Deed          | \$301,500 | \$101              | \$294K |
| Nov 8, 2011  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 3, 2011  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 2, 2005  | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 21, 2002 | Quitclaim | Quit Claim Transfer |           |                    | \$229K |
| May 21, 2002 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 12, 1996 | Resale    | Grant Deed          | \$210,000 | \$70               | \$189K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Sierra Elementary School  | Elementary | KG–6   | 1.0 mi   |
| Spring View Middle School | Middle     | 7–8    | 1.4 mi   |
| Whitney High School       | High       | 9–12   | 5.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|