

Single Family Residence **RESIDENTIAL**

5656 BLUFFS DR

ROCKLIN, CA 95765

\$629,110 TopHap Estimate · \$335 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,878 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$629K

\$610K low

\$648K high

Est. Owner Equity

\$419,110

Loan-to-Value

33%

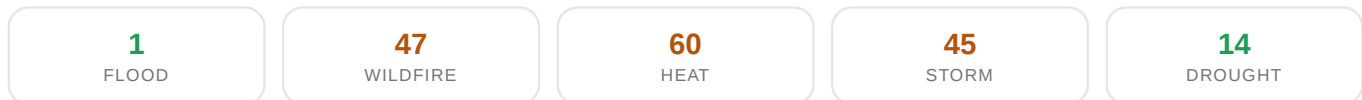
TAX & ASSESSMENT

Property Tax	\$2,949 (2025)
Assessed Value	\$262,564
Previous Assessed	\$257,417

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Wood Shingle
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.2 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 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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