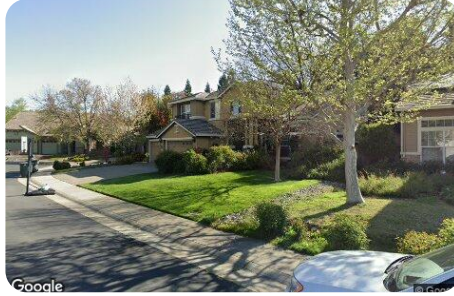


Single Family Residence **RESIDENTIAL**

5314 CLIPPER CT

ROCKLIN, CA 95765

\$900,068 TopHap Estimate · \$282 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,187 ft²

LIVING AREA

0.2 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$900K

\$841K low

\$959K high

Last Sale

\$550,000 · Oct 10, 2018

Est. Owner Equity

\$850,068

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$7,399 (2025)
Assessed Value	\$625,799
Previous Assessed	\$613,530

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

60
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2026	Financing	Mortgage			\$50K
Oct 4, 2018	Resale	Grant Deed	\$550,000	\$173	\$526K
Aug 30, 2005	Resale	Grant Deed	\$630,000	\$198	\$504K
Oct 23, 2002	Resale	Grant Deed	\$432,000	\$136	\$100K
Oct 20, 2000	Resale	Grant Deed	\$341,500	\$107	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.5 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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