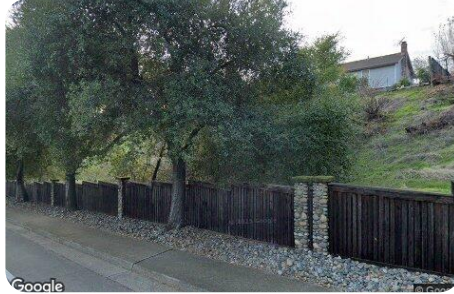


Single Family Residence **RESIDENTIAL**

5631 BLUFFS DR

ROCKLIN, CA 95765

\$615,071 TopHap Estimate · \$365 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,686 ft²

LIVING AREA

0.32 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$615K

\$601K low

\$629K high

Last Sale

\$373,000 · Feb 28, 2008

Est. Owner Equity

\$316,071

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,471 (2025)
Assessed Value	\$499,189
Previous Assessed	\$489,402

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1 FLOOD	49 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2008	Resale	Grant Deed	\$373,000	\$221	\$335K
Apr 29, 2005	Resale	Grant Deed	\$464,000	\$275	\$371K
Apr 27, 1999	Resale	Grant Deed	\$172,500	\$102	\$168K
Nov 29, 1990	Resale	Grant Deed	\$200,000	\$119	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.6 mi
Rocklin High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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