

Single Family Residence **RESIDENTIAL**

5025 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$855,666 TopHap Estimate · \$373 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,295 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$856K

\$790K low

\$922K high

Last Sale

\$594,000 · Jun 15, 2006

Est. Owner Equity

\$514,496

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$10,056 (2025)
Assessed Value	\$827,968
Previous Assessed	\$811,734

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	63 WILDFIRE	60 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2011	Quitclaim	Quit Claim Transfer			
Jun 8, 2006	Resale	Grant Deed	\$594,000	\$259	\$443K
Feb 15, 2006	Quitclaim	Quit Claim Transfer			
Feb 15, 2006	Financing	Intrafamily Transfer			\$200K
Feb 4, 2004	Quitclaim	Quit Claim Transfer			
Jun 25, 2001	Resale	Grant Deed	\$305,000	\$133	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney High School	High	9–12	5.7 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

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.

OWNERSHIP

Occupancy	Owner occupied
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