

Single Family Residence

RESIDENTIAL

5344 NORTHCLIFF DR

ROCKLIN, CA 95765

\$758,548

TopHap Estimate · \$330 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,296 ft²

LIVING AREA

0.18 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$759K

\$712K low

\$805K high

Last Sale

\$585,000 · Nov 9, 2005

Est. Owner Equity

\$346,448

Loan-to-Value

55%

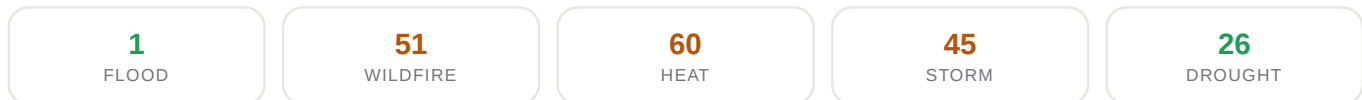
TAX & ASSESSMENT

Property Tax	\$8,237 (2025)
Assessed Value	\$815,420
Previous Assessed	\$753,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2005	Resale	Grant Deed	\$585,000	\$255	\$468K
Sep 16, 2002	Quitclaim	Quit Claim Transfer			
Feb 1, 1999	Quitclaim	Quit Claim Transfer			\$187K
Jul 29, 1993	Financing	Grant Deed			\$191K
Oct 1, 1992	Resale	Grant Deed	\$239,500	\$104	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Cobblestone Elementary School	Elementary	KG–6	0.9 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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