

Single Family Residence **RESIDENTIAL**

5117 SOUTHSIDE RANCH RD

ROCKLIN, CA 95677

\$656,204 TopHap Estimate · \$329 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,997 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$656K

\$634K low

\$679K high

Last Sale

\$306,000 · Nov 22, 2010

Est. Owner Equity

\$434,104

Loan-to-Value

34%

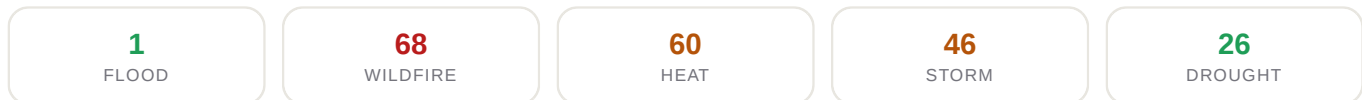
TAX & ASSESSMENT

Property Tax	\$4,368 (2025)
Assessed Value	\$399,866
Previous Assessed	\$392,026

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2024	Financing	Intrafamily Transfer			
Nov 17, 2010	Resale	Grant Deed	\$306,000	\$153	\$245K
Apr 11, 2006	Resale	Grant Deed	\$530,000	\$265	\$424K
Aug 29, 2005	Quitclaim	Quit Claim Transfer			\$445K
Aug 11, 2004	Resale	Grant Deed	\$481,000	\$241	\$378K
Apr 26, 2002	Resale	Grant Deed	\$319,000	\$160	\$126K
Dec 14, 1995	Resale	Grant Deed	\$204,000	\$102	\$163K
Jul 26, 1993	Non-arms-length	Grant Deed	\$160,500	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.9 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	5.9 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------