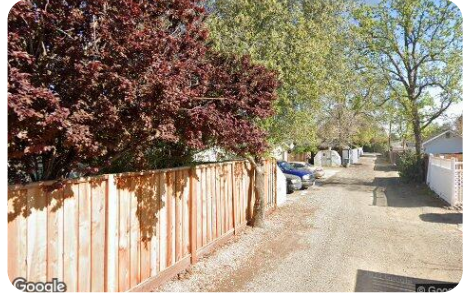


Single Family Residence **RESIDENTIAL**

5255 5TH ST

ROCKLIN, CA 95677

\$521,393 TopHap Estimate · \$375 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,390 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$521K

\$480K low

\$562K high

Last Sale

\$400,000 · Jun 29, 2006

Est. Owner Equity

\$305,747

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,757 (2025)
Assessed Value	\$546,396
Previous Assessed	\$528,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	58 WILDFIRE	61 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2015	Quitclaim	Quit Claim Transfer			
Apr 30, 2012	Financing	Intrafamily Transfer			\$216K
Jun 8, 2006	Quitclaim	Quit Claim Transfer			
Jun 22, 2006	Resale	Individual Deed	\$400,000	\$288	\$225K
Apr 25, 2003	Resale	Grant Deed	\$36,000	\$26	
Jun 22, 2001	Non-arms-length	Grant Deed	\$37,000	\$27	\$9K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.2 mi
Parker Whitney Elementary School	Elementary	KG–6	0.7 mi
Rocklin High School	High	9–12	1.6 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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