

Single Family Residence

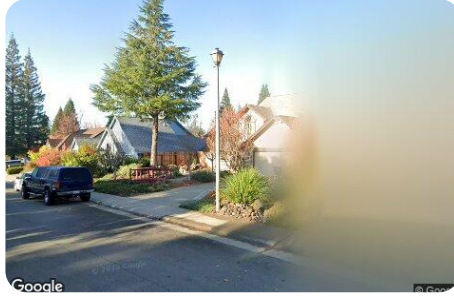
RESIDENTIAL

5228 PAR PL

ROCKLIN, CA 95677

\$577,559

TopHap Estimate · \$368 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,571 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$578K

\$528K low

\$627K high

Last Sale

\$605,000 · Nov 4, 2021

Est. Owner Equity

\$93,559

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,686 (2025)
Assessed Value	\$654,869
Previous Assessed	\$598,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	35 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
Nov 1, 2021	Resale	Grant Deed	\$605,000	\$385	\$484K
Aug 1, 2018	Resale	Grant Deed	\$430,000	\$274	\$25K
Jan 4, 2013	Resale	Grant Deed	\$280,000	\$178	
Oct 16, 2012	Non-arms-length	Trustees Deed	\$236,000	\$150	\$236K
Jul 21, 2008	Recorded document	Affidavit Of Death			
Jun 8, 2005	Quitclaim	Quit Claim Transfer			
May 2, 2005	Resale	Grant Deed	\$432,000	\$275	\$346K
Mar 14, 2003	Quitclaim	Quit Claim Transfer			
Feb 25, 2003	Resale	Grant Deed	\$285,000	\$181	\$175K
Aug 1, 1994	Non-arms-length	Grant Deed	\$5,000	\$3	

Jun 20, 1990	Resale	Grant Deed	\$195,000	\$124	\$184K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.4 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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