

Single Family Residence

RESIDENTIAL

5720 MORNINGSIDE CT

ROCKLIN, CA 95677

\$1,225,922 TopHap Estimate · \$490 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,503 ft²

LIVING AREA

0.34 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,325,000 · Apr 12, 2024

Est. Owner Equity

\$154,922

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$12,951 (2025)
Assessed Value	\$1,092,420
Previous Assessed	\$1,071,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

61
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2024	Resale	Grant Deed	\$1,325,000	\$529	\$1.1M
Jul 27, 2022	Resale	Grant Deed	\$950,000	\$380	\$807K
Jun 3, 2008	Quitclaim	Quit Claim Transfer			
Jun 3, 2008	Resale	Grant Deed	\$450,000	\$180	\$417K
Apr 30, 2001	Resale	Grant Deed	\$307,500	\$123	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.6 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------