

Single Family Residence **RESIDENTIAL**

5403 SANDPIPER CT

ROCKLIN, CA 95765

\$774,141 TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,557 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$774K

\$753K low

\$795K high

Last Sale

\$705,000 · Aug 10, 2021

Est. Owner Equity

\$454,141

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$8,355 (2025)
Assessed Value	\$763,113
Previous Assessed	\$748,151

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

37
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2021	Resale	Grant Deed	\$705,000	\$276	\$320K
Jun 3, 2016	Resale	Grant Deed	\$469,000	\$183	\$350K
Apr 20, 2006	Resale	Grant Deed	\$530,000	\$207	\$417K
Mar 18, 2005	Resale	Grant Deed	\$503,500	\$197	\$263K
Mar 25, 2005	Quitclaim	Quit Claim Transfer			
Jan 31, 2002	Resale	Grant Deed	\$275,000	\$108	\$248K
Aug 16, 1996	Resale	Grant Deed	\$190,000	\$74	\$152K
Jul 11, 1994	Resale	Grant Deed	\$210,000	\$82	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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