

Single Family Residence

**RESIDENTIAL**

# 5564 RIVERWOOD CT

ROCKLIN, CA 95677

**\$634,199** TopHap Estimate · \$386 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,641 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1981**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$634K**

\$604K low

\$665K high

Last Sale

**\$610,000 · Aug 22, 2023**

Est. Owner Equity

**\$42,499**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,404 (2025) |
| Assessed Value    | \$609,000      |
| Previous Assessed | \$580,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.29                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

## CLIMATE RISK

**10**  
FLOOD

**60**  
WILDFIRE

**59**  
HEAT

**45**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Aug 16, 2023 | Resale            | Grant Deed          | \$610,000 | \$372              | \$592K |
| Nov 24, 2015 | Recorded document | Affidavit Of Death  |           |                    |        |
| Feb 18, 1999 | Quitclaim         | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Antelope Creek Elementary School | Elementary | KG–6   | 0.4 mi   |
| Spring View Middle School        | Middle     | 7–8    | 1.2 mi   |
| Whitney High School              | High       | 9–12   | 4.4 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

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

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

OWNERSHIP

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