

Single Family Residence **RESIDENTIAL**

5560 RIVERWOOD CT

ROCKLIN, CA 95677

\$662,304 TopHap Estimate · \$350 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,892 ft²

LIVING AREA

0.17 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$662K

\$647K low

\$678K high

Last Sale

\$585,000 · Jun 22, 2022

Est. Owner Equity

\$349,804

Loan-to-Value

46%

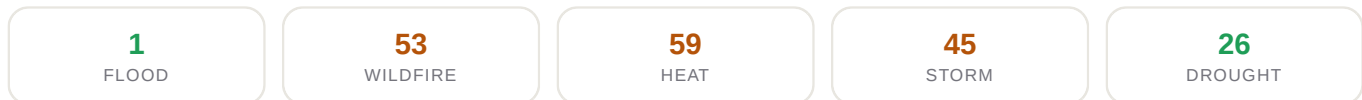
TAX & ASSESSMENT

Property Tax	\$6,848 (2025)
Assessed Value	\$633,221
Previous Assessed	\$620,806

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2022	Resale	Grant Deed	\$585,000	\$309	\$320K
Apr 18, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Oct 21, 2021	Financing	Transfer On Death Deed			
Oct 12, 2020	Quitclaim	Quit Claim Transfer			
May 21, 2015	Financing	Intrafamily Transfer			\$488K
Apr 5, 2013	Quitclaim	Quit Claim Transfer			
Apr 5, 2013	Financing	Intrafamily Transfer			\$120K
Nov 12, 2010	Quitclaim	Quit Claim Transfer			
Aug 15, 1989	Resale	Grant Deed	\$159,000	\$84	

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

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	Absentee owner
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