

Single Family Residence

RESIDENTIAL

5556 RIVERWOOD CT

ROCKLIN, CA 95677

\$651,192 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,892 ft²
LIVING AREA

0.16 ac
LOT SIZE

1988
YEAR BUILT

2
PARKING

VALUATION

\$651K

\$621K low

\$682K high

Last Sale

\$595,000 · Jul 1, 2022

Est. Owner Equity

\$34,772

Loan-to-Value

92%

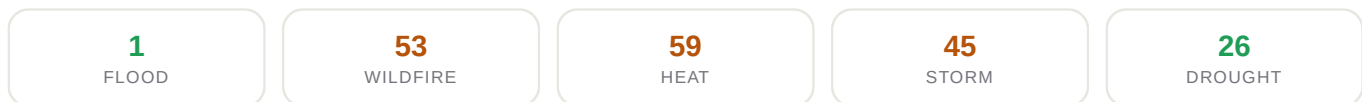
TAX & ASSESSMENT

Property Tax	\$6,768 (2025)
Assessed Value	\$631,418
Previous Assessed	\$619,038

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
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 29, 2022	Resale	Grant Deed	\$595,000	\$314	\$616K
Oct 29, 2010	Recorded document	Affidavit Of Death			
Oct 29, 2010	Quitclaim	Quit Claim Transfer			
Feb 7, 1989	Resale	Grant Deed	\$140,000	\$74	\$90K

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	Owner occupied
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