

Single Family Residence **RESIDENTIAL**

5636 BOLTON WAY

ROCKLIN, CA 95677

\$512,184 TopHap Estimate · \$359 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,427 ft²

LIVING AREA

0.12 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$512K

\$492K low

\$532K high

Last Sale

\$505,000 · Aug 15, 2022

Est. Owner Equity

\$108,184

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,805 (2025)
Assessed Value	\$535,909
Previous Assessed	\$525,402

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

60
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2023	Financing	Intrafamily Transfer			
Aug 5, 2022	Resale	Grant Deed	\$505,000	\$354	\$404K
Aug 21, 2013	Resale	Grant Deed	\$283,000	\$198	
Jan 7, 2010	Resale	Grant Deed	\$225,000	\$158	\$180K
May 25, 2006	Financing	Intrafamily Transfer			\$93K
Jan 24, 2005	Resale	Grant Deed	\$360,000	\$252	\$270K
Feb 24, 2004	Quitclaim	Quit Claim Transfer			\$208K
Oct 25, 2002	Financing	Grant Deed			\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.7 mi
Parker Whitney Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	2.0 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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