

Single Family Residence **RESIDENTIAL**

5639 BOLTON WAY

ROCKLIN, CA 95677

\$501,058 TopHap Estimate · \$351 / ft² · confidence 93 · 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

\$501K

\$466K low

\$536K high

Last Sale

\$269,000 · Dec 4, 2003

Est. Owner Equity

\$176,059

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,751 (2025)
Assessed Value	\$444,116
Previous Assessed	\$435,409

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

35
FLOOD

32
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2007	Resale	Grant Deed	\$325,000	\$228	\$325K
Dec 4, 2003	Resale	Grant Deed	\$269,000	\$189	\$150K
Jan 15, 2003	Recorded document	Grant Deed			
Nov 8, 2002	Resale	Grant Deed	\$100,000	\$70	

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	Owner occupied
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