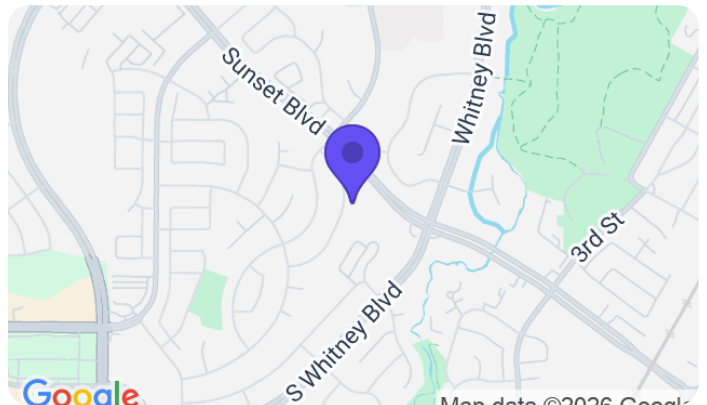
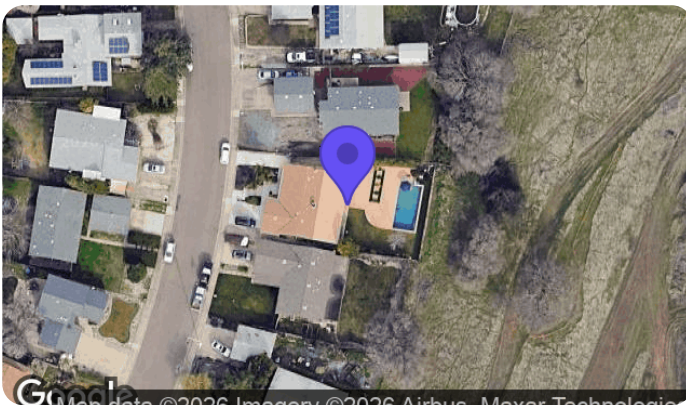


Single Family Residence **RESIDENTIAL**

5533 BUTANO WAY

ROCKLIN, CA 95677

\$675,126 TopHap Estimate · \$523 / ft² · confidence 98 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,292 ft²
LIVING AREA

0.21 ac
LOT SIZE

1973
YEAR BUILT

2
PARKING

VALUATION

\$675K

\$662K low

\$689K high

Last Sale

\$675,000 · Apr 27, 2026

Est. Owner Equity

\$135,126

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,999 (2025)
Assessed Value	\$647,336
Previous Assessed	\$634,644

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

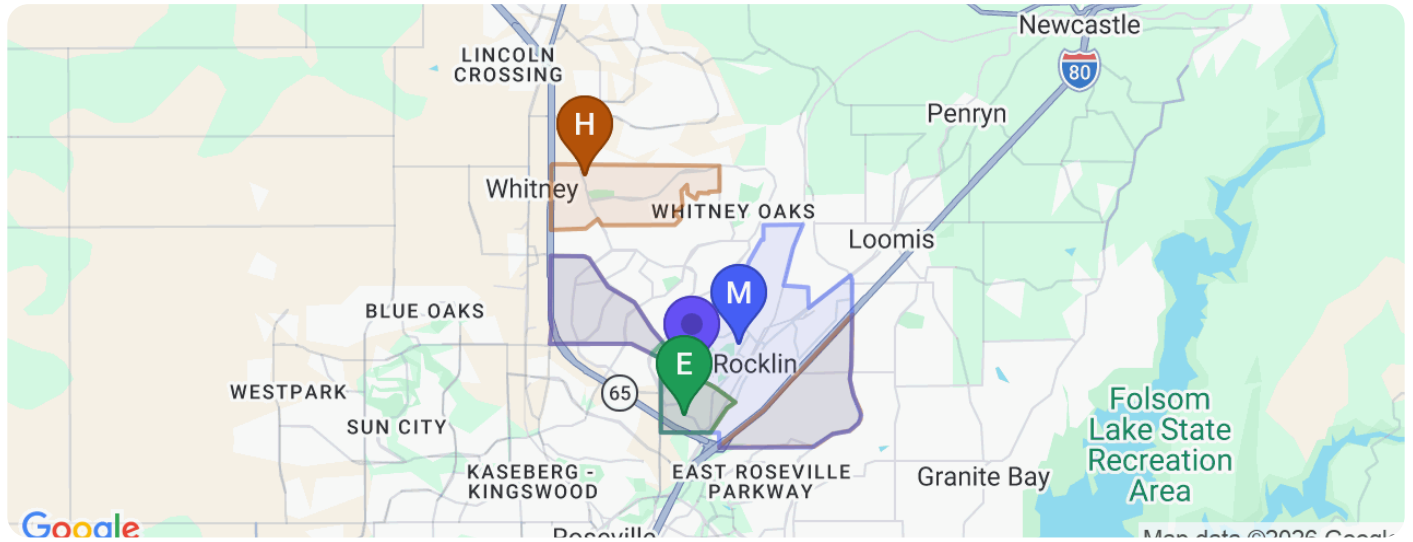
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2026	Resale	Grant Deed	\$675,000	\$522	\$540K
Jun 16, 2023	Resale	Grant Deed	\$610,000	\$472	\$476K
Sep 4, 2020	Quitclaim	Quit Claim Transfer			
Jun 8, 2015	Resale	Grant Deed	\$279,000	\$216	\$234K
Dec 26, 2014	Recorded document	Affidavit Of Death			
May 31, 2007	Financing	Intrafamily Transfer			\$544K
Dec 2, 2003	Quitclaim	Quit Claim Transfer			
Aug 29, 2000	Quitclaim	Quit Claim Transfer			\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Antelope Creek Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.0 mi
Whitney High School	High	9–12	3.8 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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