

Single Family Residence **RESIDENTIAL**

5525 AVILA CT

ROCKLIN, CA 95677

\$566,629 TopHap Estimate · \$375 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,512 ft²

LIVING AREA

0.14 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$567K

\$530K low

\$604K high

Last Sale

\$565,000 · Aug 16, 2024

Est. Owner Equity

\$566,629

TAX & ASSESSMENT

Property Tax	\$6,242 (2025)
Assessed Value	\$434,838
Previous Assessed	\$565,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

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
Aug 12, 2024	Resale	Grant Deed	\$565,000	\$374	
Mar 17, 2017	Resale	Grant Deed	\$365,000	\$241	\$358K
May 5, 2011	Financing	Intrafamily Transfer			\$197K
Aug 27, 2007	Quitclaim	Quit Claim Transfer			
Aug 24, 2007	Resale	Grant Deed	\$285,000	\$188	\$228K
May 17, 2007	Non-arms-length	Trustees Deed	\$261,000	\$173	
Nov 27, 1991	Resale	Grant Deed	\$130,000	\$86	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Antelope Creek Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.1 mi

Whitney High School	High	9–12	3.8 mi
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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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