

Single Family Residence **RESIDENTIAL**

5535 AVILA CT

ROCKLIN, CA 95677

\$617,380 TopHap Estimate · \$373 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,656 ft²

LIVING AREA

0.19 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$617K

\$564K low

\$671K high

Last Sale

\$435,000 · Sep 16, 2019

Est. Owner Equity

\$236,580

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$5,272 (2025)
Assessed Value	\$485,245
Previous Assessed	\$475,732

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 14, 2019	Resale	Grant Deed	\$435,000	\$263	\$413K
Aug 20, 2014	Resale	Grant Deed	\$335,000	\$202	\$346K
Apr 14, 2014	Resale	Grant Deed	\$226,000	\$136	
Aug 6, 2004	Recorded document	Grant Deed			
Aug 28, 2001	Quitclaim	Quit Claim Transfer			\$129K
Sep 5, 1996	Quitclaim	Quit Claim Transfer			
May 13, 1996	Financing	Grant Deed			\$100K

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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