

Single Family Residence **RESIDENTIAL**

5520 AVILA CT

ROCKLIN, CA 95677

\$613,799 TopHap Estimate · \$360 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,704 ft²

LIVING AREA

0.15 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$614K

\$589K low

\$639K high

Est. Owner Equity

\$391,799

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,178 (2025)
Assessed Value	\$204,078
Previous Assessed	\$200,077

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

26
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
Mar 24, 2014	Quitclaim	Quit Claim Transfer			
Jun 24, 2010	Financing	Intrafamily Transfer			\$160K

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	3.7 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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