

Single Family Residence **RESIDENTIAL**

5540 AVILA CT

ROCKLIN, CA 95677

\$553,301 TopHap Estimate · \$344 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,608 ft²

LIVING AREA

0.17 ac

LOT SIZE

1973

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$553K

\$531K low

\$576K high

Est. Owner Equity

\$553,301

TAX & ASSESSMENT

Property Tax	\$891 (2025)
Assessed Value	\$83,326
Previous Assessed	\$81,694

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 11, 2024	Financing	Intrafamily Transfer			
Jul 9, 1998	Quitclaim	Quit Claim Transfer			

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

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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