

Single Family Residence **RESIDENTIAL**

6504 SWALLOWSVIEW CT

ROCKLIN, CA 95677

\$1,174,900 TopHap Estimate · \$392 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,998 ft²
LIVING AREA

0.47 ac
LOT SIZE

1997
YEAR BUILT

3
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,075,000 · Jun 3, 2026

Est. Owner Equity

\$524,900

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,260 (2025)
Assessed Value	\$484,603
Previous Assessed	\$475,102

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.47
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

71
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2026	Resale	Grant Deed	\$1,075,000	\$359	\$650K
Jan 9, 2020	Financing	Intrafamily Transfer			\$370K
Jan 9, 2020	Quitclaim	Quit Claim Transfer			
Dec 19, 2012	Quitclaim	Quit Claim Transfer			
Dec 19, 2012	Quitclaim	Quit Claim Transfer			\$305K
May 11, 2009	Quitclaim	Quit Claim Transfer			
May 11, 2009	Quitclaim	Quit Claim Transfer			\$333K
Jun 5, 2006	Quitclaim	Quit Claim Transfer			
Jun 5, 2006	Financing	Intrafamily Transfer			\$100K
Aug 4, 2005	Quitclaim	Quit Claim Transfer			
Aug 27, 1997	Resale	Grant Deed	\$277,500	\$93	\$222K

Jun 10, 1997	Financing	Grant Deed	\$932K
Jun 30, 1995	Financing	Grant Deed	\$3.9M
Jan 9, 1995	Recorded document	Trustees Deed	
Jan 9, 1995	Quitclaim	Quit Claim Transfer	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	6.0 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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