

Single Family Residence **RESIDENTIAL**

5580 AVILA CT

ROCKLIN, CA 95677

\$461,486 TopHap Estimate · \$443 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,041 ft²

LIVING AREA

0.18 ac

LOT SIZE

1973

YEAR BUILT

2

PARKING

VALUATION

\$461K

\$436K low

\$486K high

Last Sale

\$270,000 · Oct 22, 2007

Est. Owner Equity

\$301,841

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,879 (2025)
Assessed Value	\$361,724
Previous Assessed	\$354,633

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2020	Financing	Intrafamily Transfer			\$153K
Nov 25, 2020	Quitclaim	Quit Claim Transfer			
Nov 7, 2019	Quitclaim	Quit Claim Transfer			
Nov 7, 2019	Financing	Intrafamily Transfer			\$148K
Dec 11, 2013	Quitclaim	Quit Claim Transfer			
Oct 18, 2007	Resale	Grant Deed	\$270,000	\$259	\$174K
May 13, 1991	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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