

Single Family Residence **RESIDENTIAL**

6230 SWAN CT

ROCKLIN, CA 95765

\$736,831 TopHap Estimate · \$228 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,225 ft²

LIVING AREA

0.19 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$737K

\$716K low

\$758K high

Last Sale

\$380,000 · Mar 30, 2012

Est. Owner Equity

\$434,442

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$6,069 (2025)
Assessed Value	\$492,612
Previous Assessed	\$482,954

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

39
FLOOD

61
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2025	Financing	Intrafamily Transfer			
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Mar 28, 2012	Quitclaim	Quit Claim Transfer			
Mar 16, 2012	Resale	Grant Deed	\$380,000	\$118	
Apr 26, 2007	Resale	Grant Deed	\$585,000	\$181	\$468K
Jan 17, 2007	Non-arms-length	Trustees Deed	\$590,814	\$183	
Aug 1, 2005	Resale	Grant Deed	\$697,000	\$216	\$558K
Oct 18, 2004	Resale	Grant Deed	\$660,000	\$205	\$429K
Sep 10, 2002	Resale	Grant Deed	\$392,000	\$122	\$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.1 mi
Spring View Middle School	Middle	7–8	2.6 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K 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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