

Single Family Residence

RESIDENTIAL

5304 SWINDON RD

ROCKLIN, CA 95765

\$897,845 TopHap Estimate · \$295 / ft² · confidence 92 · as of Jul 14, 2026

6

BEDS

3

BATHS

3,040 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$898K

\$824K low

\$971K high

Last Sale

\$706,000 · Sep 27, 2021

Est. Owner Equity

\$461,945

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$8,370 (2025)
Assessed Value	\$764,088
Previous Assessed	\$749,106

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

39
FLOOD

55
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 15, 2021	Resale	Grant Deed	\$706,000	\$232	\$436K
Dec 22, 2016	Quitclaim	Quit Claim Transfer			
Apr 28, 1997	Resale	Grant Deed	\$203,500	\$67	\$53K
Jun 23, 1993	Resale	Grant Deed	\$205,000	\$67	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breen Elementary School	Elementary	KG–6	0.1 mi
Granite Oaks Middle School	Middle	7–8	0.3 mi
Rocklin High School	High	9–12	0.6 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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