

Single Family Residence **RESIDENTIAL**

6505 SWALLOWSVIEW CT

ROCKLIN, CA 95677

\$888,045 TopHap Estimate · \$353 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,517 ft²

LIVING AREA

0.35 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$888K

\$851K low

\$926K high

Last Sale

\$895,000 · May 28, 2025

Est. Owner Equity

\$82,545

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,678 (2025)
Assessed Value	\$912,900
Previous Assessed	\$421,554

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.35
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

70
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2025	Resale	Grant Deed	\$895,000	\$356	\$806K
Sep 17, 2022	Financing	Intrafamily Transfer			\$272K
Sep 17, 2022	Financing	Intrafamily Transfer			
Aug 9, 2012	Quitclaim	Quit Claim Transfer			
Aug 9, 2012	Financing	Intrafamily Transfer			\$227K
Jan 18, 2012	Quitclaim	Quit Claim Transfer			
Aug 29, 1997	Resale	Grant Deed	\$258,500	\$103	\$207K
Jun 30, 1995	Financing	Grant Deed			\$3.9M
Jan 9, 1995	Quitclaim	Quit Claim Transfer			
Jan 9, 1995	Recorded document	Trustees Deed			

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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