

Single Family Residence **RESIDENTIAL**

# 5500 AVILA CT

ROCKLIN, CA 95677

**\$573,586** TopHap Estimate · \$394 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,455 ft²**

LIVING AREA

**0.22 ac**

LOT SIZE

**1974**

YEAR BUILT

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$574K**

\$556K low

\$591K high

Last Sale

**\$395,000 · Jun 6, 2018**

Est. Owner Equity

**\$260,586**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,862 (2025) |
| Assessed Value    | \$453,929      |
| Previous Assessed | \$445,030      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 32<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 10, 2024 | Financing | Intrafamily Transfer |           |        |        |
| Sep 10, 2024 | Financing | Intrafamily Transfer |           |        |        |
| Apr 8, 2024  | Financing | Intrafamily Transfer |           |        |        |
| Apr 8, 2024  | Financing | Intrafamily Transfer |           |        |        |
| Jun 20, 2023 | Financing | Intrafamily Transfer |           |        |        |
| Dec 16, 2019 | Financing | Intrafamily Transfer |           |        | \$308K |
| Jun 2, 2019  | Financing | Grant Deed           |           |        | \$308K |
| Dec 6, 2018  | Financing | Intrafamily Transfer |           |        | \$309K |
| May 30, 2018 | Resale    | Grant Deed           | \$395,000 | \$271  | \$270K |
| May 22, 2018 | Quitclaim | Quit Claim Transfer  |           |        |        |
| May 30, 2018 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Apr 19, 2017 | Resale    | Grant Deed           | \$380,000 | \$261  | \$342K |

|                     |                  |                     |           |       |        |
|---------------------|------------------|---------------------|-----------|-------|--------|
| <b>Jan 6, 2012</b>  | Resale           | Grant Deed          | \$180,000 | \$124 | \$175K |
| <b>Oct 7, 2011</b>  | Foreclosure sale | Trustees Deed       | \$143,692 | \$99  |        |
| <b>Oct 6, 2005</b>  | Quitclaim        | Quit Claim Transfer |           |       | \$318K |
| <b>Sep 28, 2004</b> | Resale           | Grant Deed          | \$324,000 | \$223 | \$259K |
| <b>Sep 28, 2004</b> | Quitclaim        | Quit Claim Transfer |           |       |        |
| <b>Oct 14, 2003</b> | Quitclaim        | Quit Claim Transfer |           |       |        |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Antelope Creek Elementary School</b> | Elementary | KG–6   | 0.7 mi   |
| <b>Spring View Middle School</b>        | Middle     | 7–8    | 1.1 mi   |
| <b>Whitney High School</b>              | High       | 9–12   | 3.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|