

Single Family Residence **RESIDENTIAL**

6241 SWAN CT

ROCKLIN, CA 95765

\$914,803 TopHap Estimate · \$245 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,736 ft²
LIVING AREA

0.19 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$915K

\$890K low

\$940K high

Last Sale

\$885,000 · Sep 2, 2021

Est. Owner Equity

\$229,803

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,766 (2025)
Assessed Value	\$857,000
Previous Assessed	\$816,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 1, 2021	Resale	Grant Deed	\$885,000	\$237	\$685K
May 15, 2013	Resale	Grant Deed	\$550,000	\$147	
May 15, 2013	Quitclaim	Quit Claim Transfer			
Oct 6, 2005	Resale	Grant Deed	\$760,000	\$203	\$522K
Sep 6, 2002	Quitclaim	Quit Claim Transfer			\$337K
Sep 6, 2002	Resale	Grant Deed	\$422,000	\$113	

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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