

Single Family Residence **RESIDENTIAL**

# 6503 SWALLOWSVIEW CT

ROCKLIN, CA 95677

**\$928,883** TopHap Estimate · \$375 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,478 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$929K**

\$844K low

\$1M high

Last Sale

**\$1,055,000 · Apr 18, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,630 (2025) |
| Assessed Value    | \$921,000      |
| Previous Assessed | \$877,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.35                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

**1**  
FLOOD

**72**  
WILDFIRE

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Jul 29, 2024 | Financing | Intrafamily Transfer |             |                    |        |
| Apr 11, 2022 | Resale    | Grant Deed           | \$1,055,000 | \$426              | \$647K |
| Feb 13, 2020 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Apr 10, 2020 | Resale    | Grant Deed           | \$655,000   | \$264              | \$475K |
| Feb 20, 2007 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Nov 15, 2004 | Quitclaim | Quit Claim Transfer  |             |                    | \$384K |
| Feb 17, 2004 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Oct 28, 2003 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Oct 28, 2003 | Resale    | Grant Deed           | \$480,000   | \$194              | \$377K |
| Dec 5, 1997  | Resale    | Grant Deed           | \$262,000   | \$106              | \$200K |
| Jul 11, 1997 | Resale    | Grant Deed           | \$256,500   | \$104              | \$192K |

|              |                   |                     |        |
|--------------|-------------------|---------------------|--------|
| Jun 10, 1997 | Financing         | Grant Deed          | \$932K |
| 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|