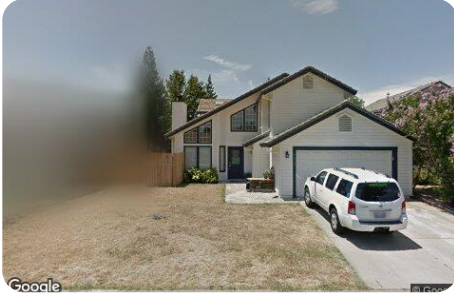


Single Family Residence **RESIDENTIAL**

5632 BOLTON WAY

ROCKLIN, CA 95677

\$602,266 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,879 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$602K

\$578K low

\$626K high

Last Sale

\$550,000 · Oct 13, 2021

Est. Owner Equity

\$107,266

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,439 (2025)
Assessed Value	\$595,336
Previous Assessed	\$583,664

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

60
WILDFIRE

61
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2021	Resale	Grant Deed	\$550,000	\$293	\$495K
Mar 9, 2016	Resale	Grant Deed	\$346,000	\$184	\$329K
Sep 4, 2009	Resale	Grant Deed	\$225,000	\$120	\$221K
Jul 19, 2005	Resale	Grant Deed	\$439,000	\$234	\$351K
Jan 20, 2004	Quitclaim	Quit Claim Transfer			
Aug 9, 2002	Financing	Grant Deed			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.7 mi
Parker Whitney Elementary School	Elementary	KG–6	0.8 mi
Rocklin High School	High	9–12	2.0 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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