

Single Family Residence **RESIDENTIAL**

5614 BOLTON WAY

ROCKLIN, CA 95677

\$476,176 TopHap Estimate · \$401 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,186 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$476K

\$450K low

\$502K high

Est. Owner Equity

\$321,676

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,320 (2025)
Assessed Value	\$302,821
Previous Assessed	\$296,884

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

60
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2019	Quitclaim	Quit Claim Transfer			
Jul 26, 2002	Financing	Grant Deed			\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	0.7 mi
Parker Whitney Elementary School	Elementary	KG–6	0.7 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	Absentee owner
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