

Single Family Residence **RESIDENTIAL**

6220 SWAN CT

ROCKLIN, CA 95765

\$683,557 TopHap Estimate · \$279 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,452 ft²
LIVING AREA

0.19 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$684K

\$649K low

\$718K high

Last Sale

\$527,000 · Jan 28, 2019

Est. Owner Equity

\$218,557

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$7,196 (2025)
Assessed Value	\$599,629
Previous Assessed	\$587,873

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	No

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
Jan 25, 2019	Resale	Grant Deed	\$527,000	\$215	\$474K
Mar 19, 2018	Recorded document	Affidavit Of Death			
Oct 9, 2009	Quitclaim	Quit Claim Transfer			
Jul 22, 2002	Resale	Grant Deed	\$320,500	\$131	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.2 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------