

Single Family Residence **RESIDENTIAL**

6221 SWAN CT

ROCKLIN, CA 95765

\$682,976 TopHap Estimate · \$279 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,452 ft²

LIVING AREA

0.2 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$683K

\$607K low

\$759K high

Last Sale

\$310,000 · May 20, 2002

Est. Owner Equity

\$422,955

Loan-to-Value

38%

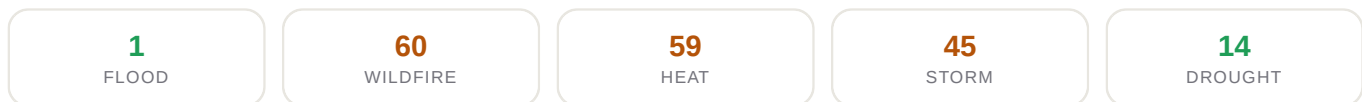
TAX & ASSESSMENT

Property Tax	\$5,866 (2025)
Assessed Value	\$466,471
Previous Assessed	\$457,325

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

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	Absentee owner
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