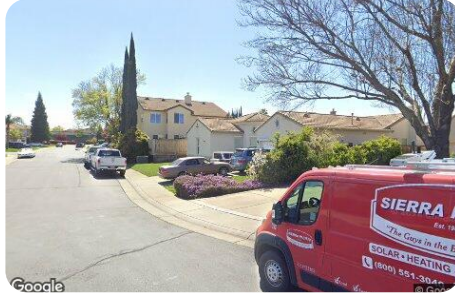


Single Family Residence **RESIDENTIAL**

6231 SWAN CT

ROCKLIN, CA 95765

\$828,121 TopHap Estimate · \$251 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,305 ft²
LIVING AREA

0.18 ac
LOT SIZE

2002
YEAR BUILT

3
PARKING

VALUATION

\$828K

\$804K low

\$852K high

Last Sale

\$591,000 · Jun 5, 2017

Est. Owner Equity

\$321,121

Loan-to-Value

60%

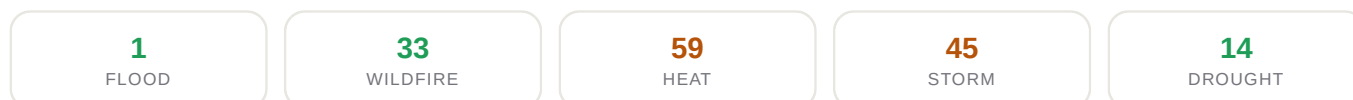
TAX & ASSESSMENT

Property Tax	\$8,275 (2025)
Assessed Value	\$699,617
Previous Assessed	\$685,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2023	Financing	Intrafamily Transfer			
May 27, 2017	Resale	Grant Deed	\$591,000	\$179	\$473K
Jan 16, 2014	Resale	Grant Deed	\$460,000	\$139	\$414K
Jul 31, 2002	Resale	Grant Deed	\$399,000	\$121	\$301K

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	Owner occupied
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