

Single Family Residence **RESIDENTIAL**

6509 SWALLOWSVIEW CT

ROCKLIN, CA 95677

\$942,427 TopHap Estimate · \$439 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,148 ft²

LIVING AREA

0.31 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$942K

\$909K low

\$976K high

Last Sale

\$915,000 · May 24, 2022

Est. Owner Equity

\$256,177

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$10,728 (2025)
Assessed Value	\$990,424
Previous Assessed	\$971,005

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

71
WILDFIRE

60
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2022	Resale	Grant Deed	\$915,000	\$426	\$686K
May 9, 2017	Resale	Grant Deed	\$515,000	\$240	\$497K
Dec 10, 2001	Quitclaim	Quit Claim Transfer			\$123K
Dec 8, 2000	Resale	Grant Deed	\$350,000	\$163	\$100K
May 7, 1999	Resale	Grant Deed	\$267,000	\$124	\$239K
Nov 15, 1995	Financing	Grant Deed			\$955K
Jun 30, 1995	Financing	Grant Deed			\$3.9M
Jan 9, 1995	Recorded document	Trustees Deed			
Jan 9, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	6.0 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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