

Single Family Residence **RESIDENTIAL**

# 6512 SWALLOWSVIEW CT

ROCKLIN, CA 95677

**\$1,071,284** TopHap Estimate · \$364 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**2.5**  
BATHS

**2,940 ft<sup>2</sup>**  
LIVING AREA

**0.48 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**3**  
PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.1M high

Last Sale

**\$349,500 · Mar 31, 1999**

Est. Owner Equity

**\$664,284**

Loan-to-Value

**37%**

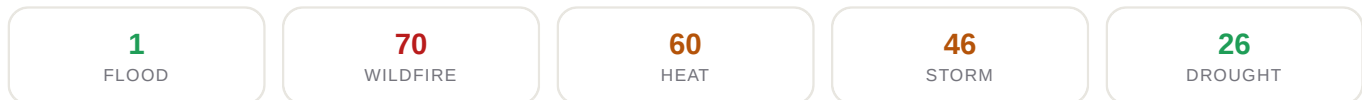
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,353 (2025) |
| Assessed Value    | \$587,067      |
| Previous Assessed | \$575,557      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.48                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Apr 4, 2018  | Recorded document | Affidavit Of Death  |           |                    |        |
| Sep 4, 2013  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Dec 23, 1998 | Resale            | Grant Deed          | \$349,500 | \$119              | \$280K |
| 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   | 0.3 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>99</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>27,336</div> <div>POPULATION</div> | <div>\$104K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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