

Single Family Residence **RESIDENTIAL**

6513 SWALLOWSVIEW CT

ROCKLIN, CA 95677

\$948,529 TopHap Estimate · \$357 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,660 ft²

LIVING AREA

0.49 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$949K

\$884K low

\$1M high

Last Sale

\$307,000 · Mar 4, 1999

Est. Owner Equity

\$737,529

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$5,403 (2025)
Assessed Value	\$490,892
Previous Assessed	\$481,268

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.49
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	71 WILDFIRE	60 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2024	Financing	Intrafamily Transfer			
Mar 4, 1999	Resale	Grant Deed	\$307,000	\$115	\$220K
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	2.2 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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