

Single Family Residence **RESIDENTIAL**

5572 RIVERWOOD CT

ROCKLIN, CA 95677

\$655,882 TopHap Estimate · \$326 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,013 ft²

LIVING AREA

0.2 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$656K

\$619K low

\$693K high

Last Sale

\$445,000 · Mar 9, 2006

Est. Owner Equity

\$303,212

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,710 (2025)
Assessed Value	\$620,274
Previous Assessed	\$608,113

PROPERTY FACTS

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

CLIMATE RISK

21
FLOOD

58
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2018	Quitclaim	Quit Claim Transfer			
Oct 24, 2013	Financing	Intrafamily Transfer			\$320K
Aug 2, 2011	Quitclaim	Quit Claim Transfer			
Aug 2, 2011	Quitclaim	Quit Claim Transfer			
Mar 9, 2006	Resale	Grant Deed	\$445,000	\$221	\$356K
Dec 2, 1997	Quitclaim	Quit Claim Transfer			\$154K
Nov 27, 1989	Quitclaim	Quit Claim Transfer			\$134K
Mar 9, 1989	Quitclaim	Quit Claim Transfer			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Antelope Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.2 mi
Whitney High School	High	9–12	4.4 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	Absentee owner
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