

Single Family Residence **RESIDENTIAL**

6210 SWAN CT

ROCKLIN, CA 95765

\$639,906 TopHap Estimate · \$290 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,206 ft²
LIVING AREA

0.18 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$640K

\$599K low

\$681K high

Last Sale

\$398,000 · Apr 10, 2015

Est. Owner Equity

\$303,906

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,095 (2025)
Assessed Value	\$487,894
Previous Assessed	\$478,328

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	61 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2015	Resale	Grant Deed	\$398,000	\$180	\$299K
Apr 2, 2015	Quitclaim	Quit Claim Transfer			
Jul 24, 2014	Non-arms-length	Trustees Deed	\$330,539	\$150	
Jan 24, 2007	Financing	Intrafamily Transfer			\$94K
Sep 11, 2006	Resale	Individual Deed	\$479,000	\$217	\$392K
May 23, 2006	Financing	Intrafamily Transfer			\$200K
Jul 17, 2002	Resale	Grant Deed	\$313,500	\$142	\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.2 mi

Spring View Middle School	Middle	7–8	2.6 mi
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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	Absentee owner
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