

Single Family Residence **RESIDENTIAL**

6205 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$623,167 TopHap Estimate · \$377 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,652 ft²
LIVING AREA

0.29 ac
LOT SIZE

1966
YEAR BUILT

2
PARKING

VALUATION

\$623K

\$559K low

\$687K high

Last Sale

\$147,000 · Sep 25, 1996

Est. Owner Equity

\$413,167

Loan-to-Value

32%

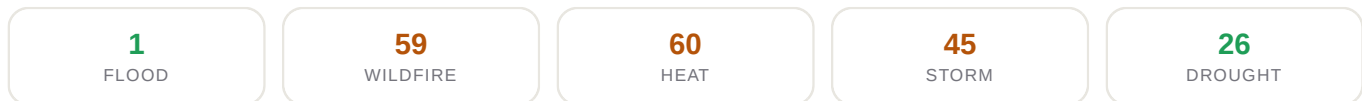
TAX & ASSESSMENT

Property Tax	\$2,628 (2025)
Assessed Value	\$244,176
Previous Assessed	\$239,389

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2003	Quitclaim	Quit Claim Transfer			\$165K
Jul 5, 2002	Quitclaim	Quit Claim Transfer			
Sep 25, 1996	Quitclaim	Quit Claim Transfer			
Sep 25, 1996	Resale	Trustees Deed	\$147,000	\$89	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.3 mi
Whitney High School	High	9–12	5.1 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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