

Single Family Residence **RESIDENTIAL**

6255 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$824,900 TopHap Estimate · \$384 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,147 ft²

LIVING AREA

0.44 ac

LOT SIZE

1966

YEAR BUILT

2

PARKING

VALUATION

\$825K

\$780K low

\$870K high

Last Sale

\$630,000 · Sep 12, 2006

Est. Owner Equity

\$488,900

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$7,051 (2025)
Assessed Value	\$680,000
Previous Assessed	\$648,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.43
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

83
FLOOD

62
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2023	Financing	Intrafamily Transfer			
Sep 8, 2006	Resale	Grant Deed	\$630,000	\$293	\$504K
Jun 9, 2006	Quitclaim	Quit Claim Transfer			
Jun 7, 1999	Resale	Grant Deed	\$269,500	\$126	\$216K
Nov 20, 1996	Quitclaim	Quit Claim Transfer			
Feb 7, 1994	Resale	Grant Deed	\$195,000	\$91	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.4 mi
Whitney High School	High	9–12	5.2 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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