

Single Family Residence **RESIDENTIAL**

6315 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$845,403 TopHap Estimate · \$323 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,616 ft²

LIVING AREA

0.48 ac

LOT SIZE

1976

YEAR BUILT

3

PARKING

VALUATION

\$845K

\$773K low

\$918K high

Last Sale

\$475,000 · Aug 1, 2013

Est. Owner Equity

\$502,403

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$6,356 (2025)
Assessed Value	\$593,917
Previous Assessed	\$582,273

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.48
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

36
FLOOD

60
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
Jan 22, 2020	Quitclaim	Quit Claim Transfer			\$343K
Jul 30, 2013	Resale	Grant Deed	\$475,000	\$182	\$376K
Apr 16, 2013	Non-arms-length	Trustees Deed	\$404,000	\$154	
Apr 4, 2006	Resale	Grant Deed	\$628,000	\$240	\$502K
Jan 31, 2003	Resale	Grant Deed	\$300,000	\$115	\$240K
Jun 30, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.4 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------