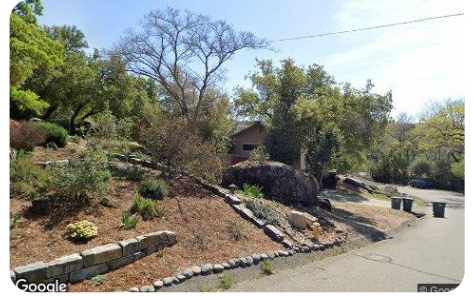


Single Family Residence **RESIDENTIAL**

6320 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$856,420 TopHap Estimate · \$414 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,069 ft²

LIVING AREA

0.47 ac

LOT SIZE

1975

YEAR BUILT

2

PARKING

VALUATION

\$856K

\$826K low

\$887K high

Last Sale

\$380,000 · May 28, 2009

Est. Owner Equity

\$455,442

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,345 (2025)
Assessed Value	\$499,118
Previous Assessed	\$489,332

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.47
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

39
FLOOD

72
WILDFIRE

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
May 27, 2009	Resale	Grant Deed	\$380,000	\$184	\$373K
Apr 4, 2003	Quitclaim	Quit Claim Transfer			\$307K
Dec 27, 1999	Quitclaim	Quit Claim Transfer			
Oct 15, 1999	Quitclaim	Quit Claim Transfer			\$222K
Jul 25, 1997	Resale	Grant Deed	\$237,000	\$115	\$213K

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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