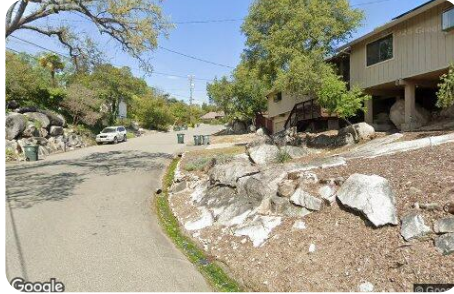


Single Family Residence **RESIDENTIAL**

6310 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$652,155 TopHap Estimate · \$366 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,781 ft²
LIVING AREA

0.54 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$652K

\$627K low

\$678K high

Last Sale

\$635,000 · May 10, 2023

Est. Owner Equity

\$497,155

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,707 (2025)
Assessed Value	\$344,029
Previous Assessed	\$337,284

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.54
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

88
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
Apr 19, 2023	Resale	Grant Deed	\$635,000	\$357	\$155K
Nov 23, 2015	Resale	Grant Deed	\$438,000	\$246	\$447K
Jul 15, 2013	Financing	Intrafamily Transfer			\$256K
Jan 14, 2010	Recorded document	Grant Deed			
May 29, 1997	Resale	Grant Deed	\$133,000	\$75	\$120K
Jan 8, 1997	Non-arms-length	Trustees Deed	\$170,000	\$95	
Jun 11, 1990	Resale	Grant Deed	\$233,000	\$131	\$186K

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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