

Single Family Residence **RESIDENTIAL**

6220 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$728,446 TopHap Estimate · \$337 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,159 ft²
LIVING AREA

0.45 ac
LOT SIZE

1979
YEAR BUILT

2
PARKING

VALUATION

\$728K

\$707K low

\$750K high

Last Sale

\$595,000 · Feb 11, 2021

Est. Owner Equity

\$283,646

Loan-to-Value

61%

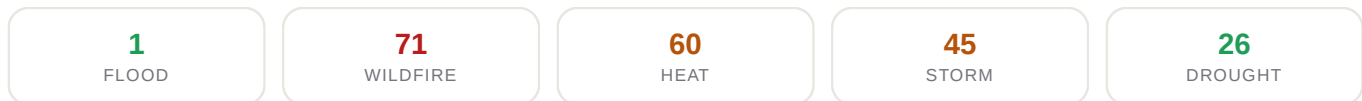
TAX & ASSESSMENT

Property Tax	\$7,101 (2025)
Assessed Value	\$656,703
Previous Assessed	\$643,827

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.45
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 5, 2021	Resale	Grant Deed	\$595,000	\$276	\$445K
Sep 11, 2006	Quitclaim	Quit Claim Transfer			
May 17, 1989	Resale	Grant Deed	\$175,000	\$81	\$92K

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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