

Single Family Residence

RESIDENTIAL

6345 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$515,341 TopHap Estimate · \$326 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,580 ft²

LIVING AREA

0.3 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$515K

\$440K low

\$591K high

Last Sale

\$520,000 · Oct 4, 2024

Est. Owner Equity

\$21,341

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,735 (2025)
Assessed Value	\$530,400
Previous Assessed	\$520,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2024	Financing	Intrafamily Transfer			\$494K
Oct 1, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Sep 24, 2024	Resale	Grant Deed	\$520,000	\$329	
May 22, 2023	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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