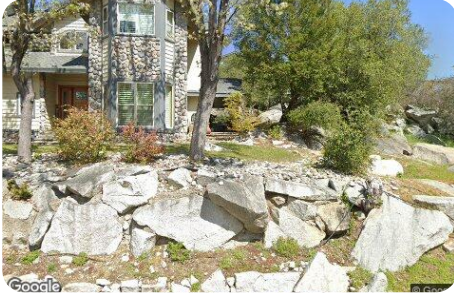


Single Family Residence **RESIDENTIAL**

6300 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$834,804 TopHap Estimate · \$336 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,483 ft²

LIVING AREA

0.57 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$835K

\$806K low

\$864K high

Last Sale

\$670,000 · Nov 17, 2020

Est. Owner Equity

\$287,304

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$7,910 (2025)
Assessed Value	\$739,730
Previous Assessed	\$725,227

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.57
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	60 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2020	Resale	Grant Deed	\$670,000	\$270	\$503K
Jul 31, 2019	Quitclaim	Quit Claim Transfer			
Sep 20, 2018	Financing	Intrafamily Transfer			\$351K
Aug 25, 2018	Quitclaim	Quit Claim Transfer			
Jun 23, 2018	Quitclaim	Quit Claim Transfer			
Aug 13, 2002	Quitclaim	Quit Claim Transfer			
May 30, 1996	Resale	Grant Deed	\$230,000	\$93	\$207K
Aug 10, 1995	Resale	Grant Deed	\$4,500	\$2	

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	5.2 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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