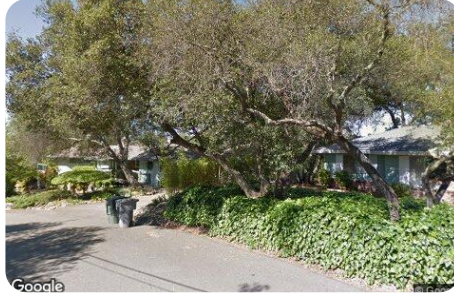


Single Family Residence **RESIDENTIAL**

6200 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$645,277 TopHap Estimate · \$370 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,742 ft²

LIVING AREA

0.37 ac

LOT SIZE

1966

YEAR BUILT

2

PARKING

VALUATION

\$645K

\$583K low

\$708K high

Last Sale

\$565,000 · May 28, 2026

Est. Owner Equity

\$136,777

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,071 (2025)
Assessed Value	\$561,000
Previous Assessed	\$98,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.37
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	71 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2026	Resale	Grant Deed	\$565,000	\$324	\$509K
May 22, 2026	Financing	Affidavit Death Of Trustee/Successor Trustee			
Mar 1, 2006	Quitclaim	Quit Claim Transfer			
Feb 21, 2006	Financing	Intrafamily Transfer			\$56K
Mar 1, 2005	Quitclaim	Quit Claim Transfer			
Feb 14, 2005	Recorded document	Affidavit Of Death			

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	Absentee owner
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