

Single Family Residence **RESIDENTIAL**

6050 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$804,509 TopHap Estimate · \$324 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,480 ft²

LIVING AREA

0.43 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$805K

\$777K low

\$832K high

Last Sale

\$560,000 · Jun 19, 2017

Est. Owner Equity

\$545,509

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$7,072 (2025)
Assessed Value	\$662,920
Previous Assessed	\$649,923

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.43
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	65 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
Jun 13, 2017	Resale	Grant Deed	\$560,000	\$226	\$220K
Jun 6, 2011	Quitclaim	Quit Claim Transfer			
Jun 6, 2011	Quitclaim	Quit Claim Transfer			\$168K
Mar 6, 2008	Quitclaim	Quit Claim Transfer			
Mar 6, 2008	Quitclaim	Quit Claim Transfer			\$189K
Jun 3, 2004	Quitclaim	Quit Claim Transfer			
Jun 3, 2004	Quitclaim	Quit Claim Transfer			
Oct 29, 2003	Quitclaim	Quit Claim Transfer			\$175K
Jul 8, 2002	Quitclaim	Quit Claim Transfer			
Jul 3, 2002	Quitclaim	Quit Claim Transfer			\$178K

Nov 6, 1997	Quitclaim	Quit Claim Transfer			
Jul 19, 1995	Resale	Grant Deed	\$264,000	\$106	\$192K
Sep 15, 1989	Resale	Grant Deed	\$245,000	\$99	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.9 mi
Spring View Middle School	Middle	7–8	1.2 mi
Whitney High School	High	9–12	5.0 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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