

Single Family Residence **RESIDENTIAL**

6035 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$698,877 TopHap Estimate · \$348 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,010 ft²

LIVING AREA

0.36 ac

LOT SIZE

1977

YEAR BUILT

2

PARKING

VALUATION

\$699K

\$671K low

\$727K high

Last Sale

\$390,000 · Sep 23, 2014

Est. Owner Equity

\$173,877

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,121 (2025)
Assessed Value	\$478,085
Previous Assessed	\$468,712

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.36
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

91
FLOOD

73
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2025	Financing	Intrafamily Transfer			
Sep 17, 2014	Resale	Grant Deed	\$390,000	\$194	\$286K
Dec 12, 2013	Quitclaim	Quit Claim Transfer			
Nov 2, 2012	Resale	Grant Deed	\$384,500	\$191	\$292K
Apr 1, 1998	Quitclaim	Quit Claim Transfer			\$129K
Sep 20, 1996	Resale	Grant Deed	\$145,000	\$72	\$131K
Jul 24, 1996	Recorded document	Grant Deed			
Nov 7, 1995	Non-arms-length	Trustees Deed	\$165,000	\$82	
Feb 7, 1994	Quitclaim	Quit Claim Transfer			\$176K
Mar 22, 1991	Quitclaim	Quit Claim Transfer			\$175K
Jul 12, 1989	Resale	Trustees Deed	\$140,000	\$70	

Jul 12, 1989 Quitclaim Quit Claim Transfer \$126K

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