

Single Family Residence **RESIDENTIAL**

6105 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$707,298 TopHap Estimate · \$343 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,065 ft²

LIVING AREA

0.45 ac

LOT SIZE

1975

YEAR BUILT

3

PARKING

VALUATION

\$707K

\$691K low

\$723K high

Last Sale

\$647,000 · Jul 14, 2021

Est. Owner Equity

\$100,298

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,929 (2025)
Assessed Value	\$667,000
Previous Assessed	\$635,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.45
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

99
FLOOD

74
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2021	Resale	Grant Deed	\$647,000	\$313	\$472K
Nov 1, 2017	Recorded document	Affidavit Of Death			
Nov 1, 2017	Quitclaim	Quit Claim Transfer			
Jan 22, 2010	Resale	Grant Deed	\$285,000	\$138	
Aug 4, 2003	Quitclaim	Quit Claim Transfer			\$182K
Jun 6, 2003	Quitclaim	Quit Claim Transfer			
Sep 27, 1996	Resale	Grant Deed	\$173,000	\$84	\$178K

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
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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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