

Single Family Residence **RESIDENTIAL**

6075 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$798,721 TopHap Estimate · \$333 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,400 ft²

LIVING AREA

0.53 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$799K

\$748K low

\$850K high

Last Sale

\$475,000 · Jun 1, 2018

Est. Owner Equity

\$386,221

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,901 (2025)
Assessed Value	\$551,271
Previous Assessed	\$540,463

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.53
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
Nov 14, 2025	Financing	Intrafamily Transfer			
May 29, 2018	Non-arms-length	Grant Deed	\$475,000	\$198	\$380K
May 14, 2018	Quitclaim	Quit Claim Transfer			
Mar 7, 2018	Resale	Grant Deed	\$475,000	\$198	
Jan 18, 2017	Non-arms-length	Trustees Deed	\$458,000	\$191	
Apr 14, 2015	Quitclaim	Quit Claim Transfer			
Aug 12, 2004	Resale	Grant Deed	\$460,000	\$192	\$368K
Nov 25, 2002	Quitclaim	Quit Claim Transfer			
Sep 25, 2002	Recorded document	Grant Deed			
May 12, 2000	Resale	Trustees Deed	\$220,000	\$92	\$198K
May 12, 2000	Quitclaim	Quit Claim Transfer			

Jul 1, 1998	Quitclaim	Quit Claim Transfer	\$184K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.2 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	Owner occupied
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