

Single Family Residence **RESIDENTIAL**

6385 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$631,548 TopHap Estimate · \$347 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,822 ft²

LIVING AREA

0.49 ac

LOT SIZE

1968

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$632K

\$600K low

\$663K high

Last Sale

\$433,000 · Jul 31, 2018

Est. Owner Equity

\$291,548

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,353 (2025)
Assessed Value	\$492,675
Previous Assessed	\$483,016

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.49
Construction	Frame (Unspecified)
Roof	Roll Tar & Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

69
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2022	Financing	Intrafamily Transfer			\$340K
Mar 24, 2022	Financing	Intrafamily Transfer			
Mar 9, 2021	Financing	Intrafamily Transfer			
Jul 30, 2018	Resale	Grant Deed	\$433,000	\$238	\$281K
May 22, 2001	Quitclaim	Quit Claim Transfer			\$216K
Feb 23, 2000	Resale	Grant Deed	\$199,000	\$109	\$190K
Oct 27, 1989	Resale	Grant Deed	\$162,000	\$89	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	1.0 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	Absentee owner
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