

Single Family Residence **RESIDENTIAL**

6375 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$806,794 TopHap Estimate · \$305 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,642 ft²

LIVING AREA

0.52 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$807K

\$790K low

\$824K high

Est. Owner Equity

\$351,794

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$7,200 (2025)
Assessed Value	\$673,135
Previous Assessed	\$659,937

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.52
Construction	Frame (Unspecified)
Roof	Wood Shingle
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
Jul 6, 2020	Financing	Intrafamily Transfer			\$405K
Aug 6, 2019	Financing	Intrafamily Transfer			\$402K
Apr 16, 2018	Resale	Grant Deed	\$580,000	\$220	\$380K
Jul 11, 2003	Quitclaim	Quit Claim Transfer			
Jun 27, 1996	Resale	Grant Deed	\$10,000	\$4	\$183K
Feb 11, 1992	Quitclaim	Quit Claim Transfer			\$187K
Jun 15, 1990	Resale	Grant Deed	\$210,000	\$79	\$187K

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
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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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