

Single Family Residence **RESIDENTIAL**

6380 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$674,874 TopHap Estimate · \$331 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,038 ft²
LIVING AREA

0.53 ac
LOT SIZE

1976
YEAR BUILT

4
PARKING

VALUATION

\$675K

\$630K low

\$720K high

Last Sale

\$225,000 · Jun 7, 2012

Est. Owner Equity

\$347,374

Loan-to-Value

48%

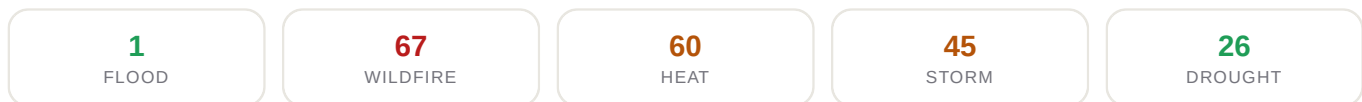
TAX & ASSESSMENT

Property Tax	\$3,098 (2025)
Assessed Value	\$288,252
Previous Assessed	\$282,601

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.54
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Above-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2024	Financing	Intrafamily Transfer			
May 24, 2018	Quitclaim	Quit Claim Transfer			
May 24, 2012	Resale	Grant Deed	\$225,000	\$110	\$180K
Feb 24, 2004	Financing	Affidavit Of Death			\$270K
Sep 12, 1997	Resale	Grant Deed	\$168,000	\$82	\$159K
Aug 17, 1993	Financing	Grant Deed			\$112K

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
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