

Single Family Residence

**RESIDENTIAL**

# 6370 RUSTIC HILLS DR

ROCKLIN, CA 95677

**\$509,745** TopHap Estimate · \$423 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,206 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**1973**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$510K**

\$482K low

\$538K high

Last Sale

**\$426,000 · Jul 11, 2017**

Est. Owner Equity

**\$76,289**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,093 (2025) |
| Assessed Value    | \$484,000      |
| Previous Assessed | \$461,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.47                    |
| Construction  | Frame (Unspecified)     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

1  
FLOOD

71  
WILDFIRE

26  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Nov 13, 2022 | Financing         | Intrafamily Transfer |           |        |        |
| Jun 30, 2017 | Resale            | Grant Deed           | \$426,000 | \$353  | \$440K |
| Sep 12, 2014 | Resale            | Grant Deed           | \$365,000 | \$303  | \$329K |
| Oct 12, 2006 | Resale            | Grant Deed           | \$362,500 | \$301  | \$225K |
| Aug 1, 2006  | Recorded document | Affidavit Of Death   |           |        |        |
| Feb 22, 1999 | Quitclaim         | Quit Claim Transfer  |           |        |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|