

Single Family Residence **RESIDENTIAL**

6355 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$774,138 TopHap Estimate · \$343 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,256 ft²
LIVING AREA

0.35 ac
LOT SIZE

1979
YEAR BUILT

2
PARKING

VALUATION

\$774K

\$741K low

\$807K high

Last Sale

\$240,000 · Nov 16, 1998

Est. Owner Equity

\$630,638

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$4,145 (2025)
Assessed Value	\$388,363
Previous Assessed	\$380,749

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.35
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

35
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

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
May 12, 2004	Quitclaim	Quit Claim Transfer			\$144K
Oct 17, 2002	Quitclaim	Quit Claim Transfer			
Nov 16, 1998	Resale	Grant Deed	\$240,000	\$106	\$131K
Dec 20, 1993	Quitclaim	Quit Claim Transfer			\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.9 mi
Spring View Middle School	Middle	7–8	1.3 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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