

Duplex (2 Units, Any Combination) RESIDENTIAL

6275 RUSTIC HILLS DR
ROCKLIN, CA 95677



4
BEDS

4
BATHS

4,330 ft²
LIVING AREA

0.68 ac
LOT SIZE

1967
YEAR BUILT

2
PARKING

TAX & ASSESSMENT

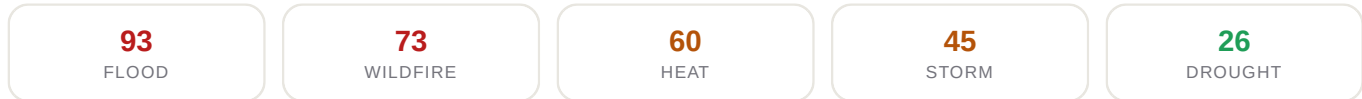
Property Tax	\$6,386 (2025)
Assessed Value	\$592,467
Previous Assessed	\$580,851

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Contemporary
County	PLACER
Lot (acres)	0.68

Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2014	Quitclaim	Quit Claim Transfer			
Aug 19, 1993	Financing	Grant Deed			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.4 mi
Whitney High School	High	9–12	5.2 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



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

OWNERSHIP

Occupancy

Owner occupied