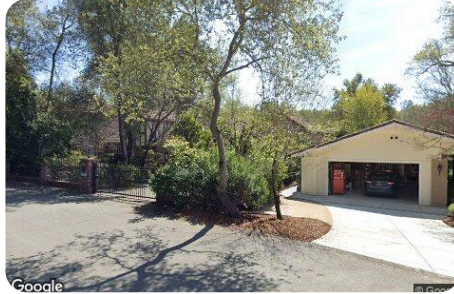


Single Family Residence **RESIDENTIAL**

6285 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$701,972 TopHap Estimate · \$364 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.49 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$702K

\$661K low

\$743K high

Last Sale

\$145,500 · Aug 27, 1997

Est. Owner Equity

\$387,971

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,551 (2025)
Assessed Value	\$236,937
Previous Assessed	\$232,292

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.49
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

89
FLOOD

67
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	\$/FT²	LOAN
Oct 24, 2018	Quitclaim	Quit Claim Transfer			
Aug 27, 1997	Resale	Grant Deed	\$145,500	\$75	\$116K
Jun 16, 1997	Non-arms-length	Trustees Deed	\$112,200	\$58	
Apr 29, 1994	Financing	Grant Deed			\$145K

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

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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