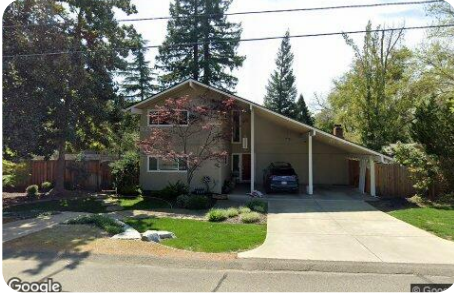


Single Family Residence **RESIDENTIAL**

6295 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$699,555 TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,108 ft²

LIVING AREA

0.41 ac

LOT SIZE

1967

YEAR BUILT

9

ROOMS

VALUATION

\$700K

\$671K low

\$729K high

Last Sale

\$380,000 · Feb 21, 2013

Est. Owner Equity

\$155,644

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,234 (2025)
Assessed Value	\$481,564
Previous Assessed	\$472,123

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.41
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

86
FLOOD

70
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
Mar 18, 2021	Financing	Intrafamily Transfer			
Jan 22, 2021	Quitclaim	Quit Claim Transfer			
Jan 21, 2021	Financing	Intrafamily Transfer			\$240K
Feb 19, 2013	Quitclaim	Quit Claim Transfer			
Jan 29, 2013	Resale	Grant Deed	\$380,000	\$180	\$304K
Jun 25, 1990	Resale	Grant Deed	\$190,000	\$90	\$171K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Absentee owner
-----------	----------------