

Single Family Residence **RESIDENTIAL**

6350 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$652,145 TopHap Estimate · \$350 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,862 ft²

LIVING AREA

0.42 ac

LOT SIZE

1976

YEAR BUILT

2

PARKING

VALUATION

\$652K

\$615K low

\$690K high

Est. Owner Equity

\$173,900

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,012 (2025)
Assessed Value	\$166,887
Previous Assessed	\$163,616

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.42
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2015	Quitclaim	Quit Claim Transfer			\$209K
May 14, 2015	Quitclaim	Quit Claim Transfer			
Jan 23, 2014	Quitclaim	Quit Claim Transfer			
Jun 25, 1996	Quitclaim	Quit Claim Transfer			\$135K
Jun 4, 1993	Financing	Grant Deed			\$110K

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

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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