

Single Family Residence **RESIDENTIAL**

6045 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$857,029 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,820 ft²

LIVING AREA

0.54 ac

LOT SIZE

1973

YEAR BUILT

1

PARKING

VALUATION

\$857K

\$789K low

\$925K high

Last Sale

\$699,000 · Sep 15, 2022

Est. Owner Equity

\$158,029

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$7,947 (2025)
Assessed Value	\$741,783
Previous Assessed	\$727,239

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.54
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

94
FLOOD

73
WILDFIRE

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
Sep 9, 2022	Resale	Grant Deed	\$699,000	\$248	\$699K
Jan 24, 2012	Resale	Grant Deed	\$350,000	\$124	\$341K
May 25, 1990	Resale	Grant Deed	\$257,500	\$91	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.2 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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