

Single Family Residence **RESIDENTIAL**

6340 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$799,462 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,364 ft²

LIVING AREA

0.45 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$799K

\$768K low

\$831K high

Last Sale

\$360,000 · Aug 8, 2012

Est. Owner Equity

\$375,462

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,845 (2025)
Assessed Value	\$452,168
Previous Assessed	\$443,303

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.46
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

71
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2012	Quitclaim	Quit Claim Transfer			
Oct 25, 2012	Financing	Intrafamily Transfer			\$100K
Aug 1, 2012	Resale	Grant Deed	\$360,000	\$152	\$324K
Jan 11, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.9 mi
Spring View Middle School	Middle	7–8	1.3 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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