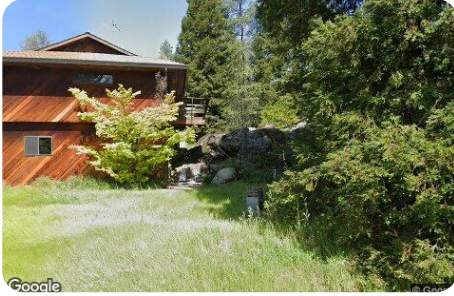


Single Family Residence **RESIDENTIAL**

6290 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$585,837 TopHap Estimate · \$425 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,378 ft²

LIVING AREA

0.45 ac

LOT SIZE

1982

YEAR BUILT

4

PARKING

VALUATION

\$586K

\$544K low

\$628K high

Est. Owner Equity

\$453,837

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$1,807 (2025)
Assessed Value	\$169,021
Previous Assessed	\$165,708

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.46
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
Oct 16, 2024	Financing	Intrafamily Transfer			
Oct 2, 2024	Financing	Affidavit Of Death Of Joint Tenant			

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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