

Duplex (2 Units, Any Combination) **RESIDENTIAL**

6325 RUSTIC HILLS DR
ROCKLIN, CA 95677



1
BEDS

1
BATHS

2,540 ft²
LIVING AREA

0.61 ac
LOT SIZE

2001
YEAR BUILT

TAX & ASSESSMENT

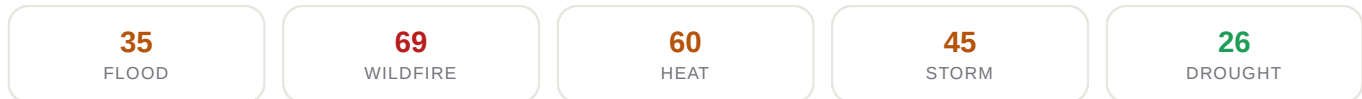
Property Tax	\$3,597 (2025)
Assessed Value	\$333,550
Previous Assessed	\$327,011

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	PLACER
Lot (acres)	0.60

Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2001	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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