

Single Family Residence **RESIDENTIAL**

6235 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$803,008 TopHap Estimate · \$339 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,372 ft²
LIVING AREA

0.58 ac
LOT SIZE

1973
YEAR BUILT

2
PARKING

VALUATION

\$803K

\$755K low

\$852K high

Est. Owner Equity

\$213,008

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,266 (2025)
Assessed Value	\$397,848
Previous Assessed	\$390,048

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.58
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

100
FLOOD

74
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
Jan 26, 2022	Financing	Intrafamily Transfer			
Feb 17, 1993	Resale	Grant Deed	\$225,000	\$95	\$178K

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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