

Single Family Residence **RESIDENTIAL**

6215 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$703,910 TopHap Estimate · \$363 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,939 ft²

LIVING AREA

0.44 ac

LOT SIZE

1973

YEAR BUILT

2

PARKING

VALUATION

\$704K

\$649K low

\$759K high

Last Sale

\$189,500 · Jun 8, 1995

Est. Owner Equity

\$455,110

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,485 (2025)
Assessed Value	\$324,632
Previous Assessed	\$318,267

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.44
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

100
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	\$/FT²	LOAN
Mar 19, 2019	Quitclaim	Quit Claim Transfer			
Jun 8, 1995	Resale	Grant Deed	\$189,500	\$98	\$169K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.3 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------