

Single Family Residence **RESIDENTIAL**

6506 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,443,177 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,421 ft²

LIVING AREA

0.31 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$760,000 · Jun 27, 2008

Est. Owner Equity

\$563,177

Loan-to-Value

63%

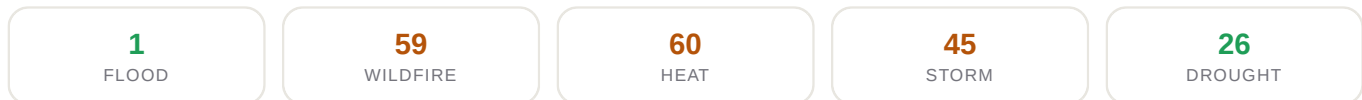
TAX & ASSESSMENT

Property Tax	\$10,883 (2025)
Assessed Value	\$1,020,854
Previous Assessed	\$1,000,839

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2012	Quitclaim	Quit Claim Transfer			
Jul 25, 2012	Financing	Intrafamily Transfer			\$398K
Jul 14, 2009	Quitclaim	Quit Claim Transfer			
Jul 14, 2009	Financing	Intrafamily Transfer			\$417K
Jul 25, 2008	Quitclaim	Quit Claim Transfer			
Jun 23, 2008	Resale	Grant Deed	\$760,000	\$172	\$580K
Dec 4, 2006	Quitclaim	Quit Claim Transfer			\$780K
Dec 4, 2006	Quitclaim	Quit Claim Transfer			
May 19, 2006	Quitclaim	Quit Claim Transfer			
Nov 18, 2005	Quitclaim	Quit Claim Transfer			
Nov 30, 2005	Resale	Grant Deed	\$915,000	\$207	\$686K

Aug 19, 2002 Quitclaim Quit Claim Transfer \$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	5.6 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