

Single Family Residence **RESIDENTIAL**

633 RUSTIC RANCH LN

LINCOLN, CA 95648

\$842,205 TopHap Estimate · \$373 / ft² · confidence 93 · as of Jul 14, 2026

2
BEDS

2.5
BATHS

2,258 ft²
LIVING AREA

0.19 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$842K

\$787K low

\$897K high

Last Sale

\$650,000 · Jul 9, 2008

Est. Owner Equity

\$622,205

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax

\$8,743 (2025)

Assessed Value

\$855,821

Previous Assessed

\$839,042

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	64 WILDFIRE	62 HEAT	44 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 21, 2020	Recorded document	Affidavit Of Death			
Jul 7, 2008	Resale	Grant Deed	\$650,000	\$288	
Nov 20, 2003	Resale	Grant Deed	\$499,000	\$221	\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.6 mi
Twelve Bridges High School	High	9–12	2.9 mi

District: Western Placer 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 95648

46 CRIME INDEX	84 AIR POLLUTION	60,706 POPULATION	\$107K 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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