

Single Family Residence **RESIDENTIAL**

549 RUSTIC RANCH LN

LINCOLN, CA 95648

\$660,340 TopHap Estimate · \$356 / ft² · confidence 90 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,854 ft²
LIVING AREA

0.19 ac
LOT SIZE

2004
YEAR BUILT

2
PARKING

VALUATION

\$660K

\$595K low

\$726K high

Last Sale

\$475,000 · Jan 22, 2015

Est. Owner Equity

\$400,840

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax

\$5,953 (2025)

Assessed Value

\$582,286

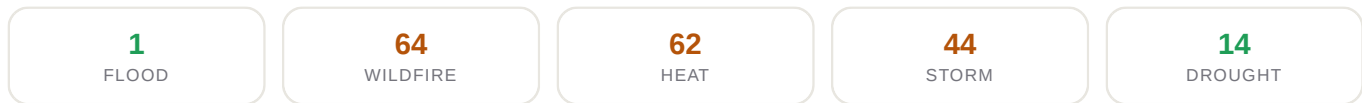
Previous Assessed

\$570,870

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2015	Quitclaim	Quit Claim Transfer			
Jan 20, 2015	Resale	Grant Deed	\$475,000	\$256	
Feb 18, 2004	Resale	Grant Deed	\$473,000	\$255	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.4 mi
Twelve Bridges Middle School	Middle	6–8	2.5 mi
Twelve Bridges High School	High	9–12	2.8 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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