

Single Family Residence **RESIDENTIAL**

560 RUSTIC RANCH LN

LINCOLN, CA 95648

\$553,679 TopHap Estimate · \$357 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,549 ft²
LIVING AREA

0.21 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$554K

\$525K low

\$582K high

Last Sale

\$555,000 · Apr 21, 2025

Est. Owner Equity

\$553,679

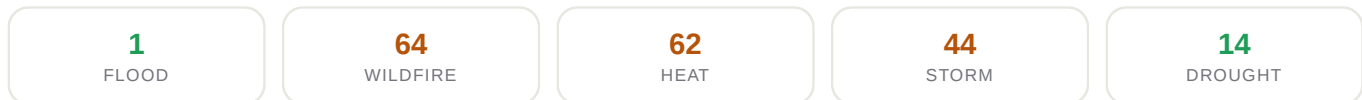
TAX & ASSESSMENT

Property Tax	\$5,468 (2025)
Assessed Value	\$566,100
Previous Assessed	\$522,258

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.21
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
Apr 15, 2025	Resale	Grant Deed	\$555,000	\$358	
Apr 14, 2020	Financing	Intrafamily Transfer			
Feb 9, 2018	Resale	Loan 1 (Only) Is A Reverse Mortgage	\$459,000	\$296	\$689K
Sep 26, 2013	Quitclaim	Quit Claim Transfer			
Oct 28, 2011	Resale	Grant Deed	\$285,000	\$184	\$214K
Mar 15, 2006	Quitclaim	Quit Claim Transfer			
Mar 16, 2006	Resale	Grant Deed	\$415,000	\$268	\$200K
Nov 7, 2003	Resale	Grant Deed	\$282,500	\$182	

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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