

Single Family Residence

RESIDENTIAL

812 RUSTIC RANCH LN

LINCOLN, CA 95648

\$562,593 TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,549 ft²

LIVING AREA

0.13 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$563K

\$536K low

\$589K high

Last Sale

\$450,000 · Jun 22, 2020

Est. Owner Equity

\$562,593

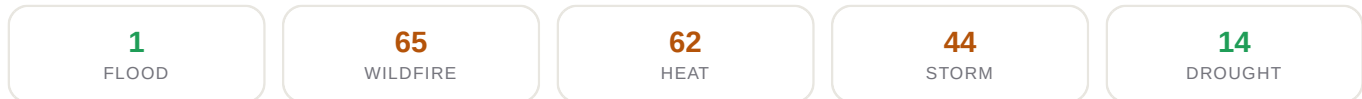
TAX & ASSESSMENT

Property Tax	\$5,134 (2025)
Assessed Value	\$501,979
Previous Assessed	\$492,137

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2020	Resale	Grant Deed	\$450,000	\$291	
Nov 10, 2016	Quitclaim	Quit Claim Transfer			
Aug 31, 2016	Quitclaim	Quit Claim Transfer			
Aug 31, 2016	Resale	Grant Deed	\$406,000	\$262	\$225K
Apr 12, 2016	Recorded document	Affidavit Of Death			
Mar 5, 2010	Recorded document	Grant Deed			
Mar 30, 2010	Resale	Grant Deed	\$270,000	\$174	
Dec 30, 2009	Foreclosure sale	Trustees Deed	\$298,320	\$193	
Apr 23, 2007	Resale	Grant Deed	\$400,000	\$258	\$280K
Apr 12, 2006	Quitclaim	Quit Claim Transfer	\$45,454	\$29	
Dec 24, 2003	Resale	Grant Deed	\$287,000	\$185	\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.7 mi
Twelve Bridges High School	High	9–12	3.1 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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