

Single Family Residence

RESIDENTIAL

405 RUSTIC RANCH CT

LINCOLN, CA 95648

\$1,046,415 TopHap Estimate · \$342 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,057 ft²

LIVING AREA

0.21 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$957K low

\$1.1M high

Last Sale

\$1,090,000 · Sep 6, 2023

Est. Owner Equity

\$1,046,415

TAX & ASSESSMENT

Property Tax	\$6,354 (2025)
Assessed Value	\$621,596
Previous Assessed	\$609,409

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

53
FLOOD

65
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2023	Resale	Grant Deed	\$1,090,000	\$357	
Apr 3, 2009	Quitclaim	Quit Claim Transfer			
Apr 3, 2009	Financing	Intrafamily Transfer			\$285K
Aug 15, 2008	Quitclaim	Quit Claim Transfer			
Mar 31, 2004	Resale	Grant Deed	\$550,500	\$180	\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges High School	High	9–12	2.3 mi
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.6 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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