

Single Family Residence **RESIDENTIAL**

800 RUSTIC RANCH LN

LINCOLN, CA 95648

\$624,002 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,854 ft²
LIVING AREA

0.15 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$624K

\$596K low

\$652K high

Last Sale

\$336,000 · Jan 8, 2004

Est. Owner Equity

\$278,698

Loan-to-Value

56%

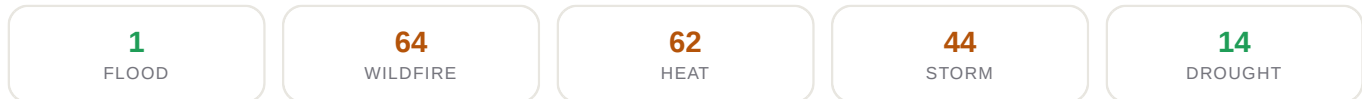
TAX & ASSESSMENT

Property Tax	\$4,949 (2025)
Assessed Value	\$483,821
Previous Assessed	\$474,335

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
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
Oct 18, 2005	Quitclaim	Quit Claim Transfer			
Jan 8, 2004	Resale	Grant Deed	\$336,000	\$181	\$200K

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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