

Single Family Residence

RESIDENTIAL

416 RUSTIC RANCH CT

LINCOLN, CA 95648

\$682,843 TopHap Estimate · \$368 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,854 ft²

LIVING AREA

0.18 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$683K

\$646K low

\$720K high

Last Sale

\$530,000 · Aug 18, 2017

Est. Owner Equity

\$542,843

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$6,288 (2025)
Assessed Value	\$615,106
Previous Assessed	\$603,046

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

46
FLOOD

65
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2017	Resale	Grant Deed	\$530,000	\$286	\$140K
Feb 16, 2016	Resale	Grant Deed	\$480,000	\$259	\$300K
Feb 16, 2016	Quitclaim	Quit Claim Transfer			
Jan 16, 2004	Recorded document	Grant Deed			
Jan 23, 2004	Resale	Grant Deed	\$384,500	\$207	\$307K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges High School	High	9–12	2.4 mi
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.7 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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