

Single Family Residence **RESIDENTIAL**

6265 RUSTIC HILLS DR

ROCKLIN, CA 95677

\$835,536 TopHap Estimate · \$368 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,269 ft²

LIVING AREA

0.41 ac

LOT SIZE

2000

YEAR BUILT

6

PARKING

VALUATION

\$836K

\$798K low

\$873K high

Last Sale

\$594,000 · Apr 12, 2004

Est. Owner Equity

\$31,936

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$7,815 (2025)
Assessed Value	\$723,000
Previous Assessed	\$689,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.41
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

85
FLOOD

69
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2005	Quitclaim	Quit Claim Transfer			
Apr 22, 2005	Quitclaim	Quit Claim Transfer			\$360K
Apr 12, 2004	Non-arms-length	Grant Deed	\$594,000	\$262	
Apr 9, 2004	Resale	Grant Deed	\$594,000	\$262	\$444K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.7 mi
Spring View Middle School	Middle	7–8	1.4 mi
Whitney High School	High	9–12	5.2 mi

District: Rocklin 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.

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 NEIGHBORHOOD · ZIP 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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