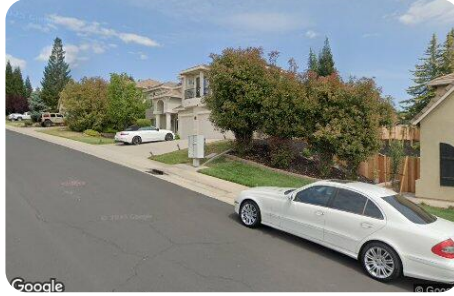


Single Family Residence **RESIDENTIAL**

6509 WINTER RUSH DR

ROCKLIN, CA 95677

\$1,465,103 TopHap Estimate · \$330 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,441 ft²

LIVING AREA

0.31 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$45,000 · Apr 6, 2005

Est. Owner Equity

\$875,513

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$8,332 (2025)
Assessed Value	\$781,559
Previous Assessed	\$766,235

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	61 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2020	Recorded document	Correction Deed			
Jul 1, 2020	Financing	Intrafamily Transfer			\$395K
Apr 1, 2005	Non-arms-length	Grant Deed	\$45,000	\$10	
Sep 24, 2003	Non-arms-length	Grant Deed	\$258,000	\$58	
May 28, 2002	Quitclaim	Quit Claim Transfer			\$401K
Oct 26, 2001	Quitclaim	Quit Claim Transfer			
Oct 26, 2001	Resale	Grant Deed	\$506,000	\$114	\$455K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.8 mi

Whitney High School	High	9–12	5.6 mi
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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.

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.

OWNERSHIP

Occupancy	Owner occupied
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