

Single Family Residence **RESIDENTIAL**

669 RUSTIC RANCH LN

LINCOLN, CA 95648

\$657,525 TopHap Estimate · \$366 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,795 ft²
LIVING AREA

0.18 ac
LOT SIZE

2004
YEAR BUILT

2
PARKING

VALUATION

\$658K

\$632K low

\$683K high

Last Sale

\$650,000 · Sep 29, 2023

Est. Owner Equity

\$657,525

TAX & ASSESSMENT

Property Tax	\$6,932 (2025)
Assessed Value	\$676,260
Previous Assessed	\$663,000

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

50
FLOOD

64
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2023	Resale	Grant Deed	\$650,000	\$362	
Aug 30, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Sep 2, 2014	Financing	Loan 1 (Only) Is A Reverse Mortgage			\$825K
May 20, 2009	Resale	Grant Deed	\$390,000	\$217	\$312K
Feb 19, 2004	Resale	Grant Deed	\$385,500	\$215	\$298K

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	Absentee owner
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