

Single Family Residence **RESIDENTIAL**

# 681 RUSTIC RANCH LN

LINCOLN, CA 95648

**\$676,482** TopHap Estimate · \$379 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,785 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$676K**

**\$634K low**

**\$719K high**

Last Sale

**\$680,000 · Sep 17, 2024**

Est. Owner Equity

**\$623,987**

Loan-to-Value

**8%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,161 (2025) |
| Assessed Value    | \$693,600      |
| Previous Assessed | \$680,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**56**  
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   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 10, 2026 | Financing | Mortgage             |           |        | \$52K  |
| Sep 10, 2024 | Resale    | Grant Deed           | \$680,000 | \$381  |        |
| Mar 19, 2014 | Financing | Intrafamily Transfer |           |        | \$266K |
| Jan 12, 2005 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jan 30, 2004 | Resale    | Grant Deed           | \$344,500 | \$193  | \$284K |

## 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<br>CRIME INDEX | 84<br>AIR POLLUTION | 60,706<br>POPULATION | \$107K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|