

Single Family Residence **RESIDENTIAL**

693 RUSTIC RANCH LN

LINCOLN, CA 95648

\$642,726 TopHap Estimate · \$350 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,836 ft²
LIVING AREA

0.16 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$643K

\$617K low

\$669K high

Last Sale

\$449,000 · Apr 21, 2004

Est. Owner Equity

\$642,726

TAX & ASSESSMENT

Property Tax	\$6,525 (2025)
Assessed Value	\$638,366
Previous Assessed	\$625,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

64
WILDFIRE

62
HEAT

44
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2023	Financing	Intrafamily Transfer			
Aug 23, 2004	Quitclaim	Quit Claim Transfer			
Aug 6, 2004	Quitclaim	Quit Claim Transfer			
Apr 12, 2004	Resale	Grant Deed	\$449,000	\$245	\$359K
Dec 12, 2003	Resale	Grant Deed	\$387,000	\$211	\$302K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twelve Bridges Elementary School	Elementary	KG–5	2.5 mi
Twelve Bridges Middle School	Middle	6–8	2.6 mi
Twelve Bridges High School	High	9–12	3.0 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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