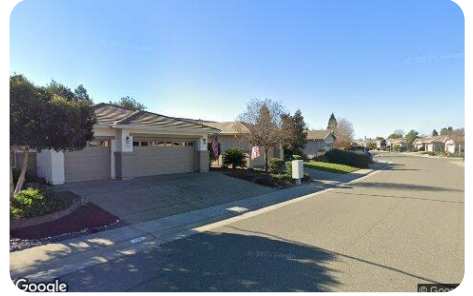


Single Family Residence **RESIDENTIAL**

705 RUSTIC RANCH LN

LINCOLN, CA 95648

\$840,699 TopHap Estimate · \$372 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

2,258 ft²
LIVING AREA

0.2 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$841K

\$800K low

\$881K high

Last Sale

\$469,500 · Jan 20, 2004

Est. Owner Equity

\$840,699

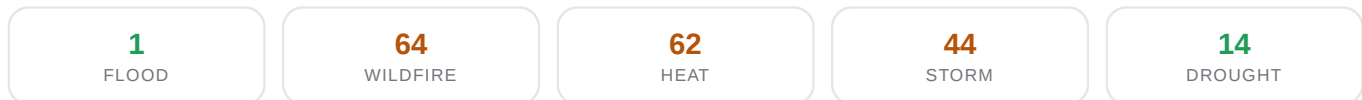
TAX & ASSESSMENT

Property Tax	\$7,176 (2025)
Assessed Value	\$707,313
Previous Assessed	\$693,446

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2016	Recorded document	Affidavit Of Death			
Jan 20, 2004	Resale	Grant Deed	\$469,500	\$208	

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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